



LOCAL PLANNING AGENCY MEETING

MEETING DATE: WEDNESDAY, DECEMBER 12, 2018 AT 7:45 PM COMMISSION CHAMBERS, 500 SW 109 AVE

1. ROLL CALL.
2. PLEDGE OF ALLEGIANCE.
3. INVOCATION.
4. THE CITY COMMISSION SITTING AS THE LOCAL PLANNING AGENCY WILL CONSIDER THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE CITY OF SWEETWATER PROVIDING FOR ADOPTION OF THE PROPOSED EAR-BASED AMENDMENTS OF THE CITY OF SWEETWATER COMPREHENSIVE MASTER PLAN AS REQUIRED BY CHAPTER 163, FLORIDA STATUTES; AMENDING EACH OF THE PLAN'S ELEMENTS: FUTURE LAND USE, HOUSING, TRANSPORTATION, SANITARY SEWERS, SOLID WASTE, STORM DRAINAGE, POTABLE WATER, NATURAL GROUNDWATER, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC EDUCATIONAL FACILITIES, AS WELL INCLUDING A NEW ECONOMIC DEVELOPMENT ELEMENT. (MAYOR LOPEZ)

5. ADJOURNMENT.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. PERSONS WHO NEED AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK CARMEN J. GARCIA AT 305- 221-0411 BY NOON ON THE DAY BEFORE THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.

Sec. 2-55. - Manner of addressing commission; time limit.

Each person addressing the city commission shall step up in front of the rail, give his name and address in an audible tone of voice for the records, and unless further time is granted by the city commission, shall limit his address to three minutes. All remarks shall be addressed to the city commission as a body and not to any member thereof. No person, other than the members of the city commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city commission, without the permission of the presiding officer. No question shall be asked a commission member except through the presiding officer.

Sec. 2-57. - Decorum generally.

(a) By commission members. While the city commission is in session, the members must preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or interrupt the proceedings or the peace of the city commission nor disturb any member while speaking or refuse to obey the orders of the city commission or its presiding officer, except as otherwise provided in this division.

(b) By other persons. Any person making personal, impertinent or slanderous remarks or who shall become boisterous while addressing the city commission shall be forthwith barred by the presiding officer from further audience before the city commission, unless permission to continue is granted by a majority vote of the city commission.

LPA RESOLUTION No. 2018-_____

AN ORDINANCE OF THE CITY OF SWEETWATER PROVIDING FOR ADOPTION OF THE PROPOSED EAR-BASED AMENDMENTS OF THE CITY OF SWEETWATER COMPREHENSIVE MASTER PLAN AS REQUIRED BY CHAPTER 163, FLORIDA STATUTES; AMENDING EACH OF THE PLAN'S ELEMENTS: FUTURE LAND USE, HOUSING, TRANSPORTATION, SANITARY SEWERS, SOLID WASTE, STORM DRAINAGE, POTABLE WATER, NATURAL GROUNDWATER, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC EDUCATIONAL FACILITIES, AS WELL INCLUDING A NEW ECONOMIC DEVELOPMENT ELEMENT. (RECOMMENDATION AND REVIEW TO THE CITY COMMISSION).

WHEREAS, the existence of the Local Planning Agency (LPA) is mandated by Florida Statutes, Section 163.3174 which LPA is statutorily responsible for the rendering of recommendations to the City Commission of the City of Sweetwater, and such other reviews as are requested by the City Commission; and

WHEREAS, City of Sweetwater City Commission, serving and sitting as the City of Sweetwater LPA, conducted a public hearing on December 12, 2018 to consider the proposed City Ordinance attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, the aforesaid ordinance, if passed, would provide for the adoption of the proposed EAR (Evaluation, Appraisal, Report) based amendments of the City of Sweetwater Comprehensive, as required by Chapter 163 of the Florida Statutes; and

WHEREAS, the aforesaid ordinance, if passed, would amend each of the plan's elements, future land use, housing, transportation, sanitary sewers, solid waste, storm drainage, portable water, natural ground water, conservation, recreational and open space, intergovernmental coordination, capital improvement, public educational facilities and a new economic development element; and

WHEREAS, following proper notice as required under the Florida Statutes, a public hearing by the LPA was conducted, weighing the testimony of staff, and public on December 12, 2018 to consider the proposed City Ordinance, which is attached hereto as Exhibit "A" and incorporated by reference;

NOW THEREFORE BE IT RESOLVED, that City of Sweetwater LPA **does/does not** recommend that City Commission move these amendments to the Community Planning and Development Services of the Florida Department of Economic Opportunity (DEO) and recommends the following findings of fact and conclusions of law with regard thereto:

1. The proposed amendment to the Comprehensive Plan **DOES/DOES NOT** qualify as a small scale amendment pursuant to Section 163.3187, Florida Statutes, and City of Sweetwater code for the following reasons:

- a. The proposed amendment **DOES/DOES NOT** involve a use of 10 acres or fewer;
 - b. The cumulative small scale developments adopted by City of Sweetwater City of Sweetwater **WILL/WILL NOT** exceed a maximum of 120 acres in a calendar year;
 - c. The proposed amendment **DOES/DOES NOT** involve a text change to City of the goals, policies, and objectives of the local government's comprehensive plan, but rather proposes only a land use change to the future land use map on a site-specific small scale development activity. However, any text changes that relate directly to the map change are adopted simultaneously with the future land use map amendment and shall be permissible under this section.
 - d. The property that is subject of the proposed amendment **IS/IS NOT** located within an area of critical state concern;
2. It **IS/IS NOT** in the best interest of the health, safety and welfare of City residents and property owners for the Commission to make this change to the FLUM and such change **IS/IS NOT** necessary to provide the orderly future growth of the community and will likely have a **NEGATIVE/NO IMPACT** on affected traffic, utilities, other services, City of Sweetwater future capital expenditures, or impacts on the VE flood zones.
3. It is further recommended that, in accordance with the requirements of Section 163.3187, Florida Statutes, if this proposed change to the FLUM is made by the City Commission, Staff shall send copies of the notice of hearings and the ordinance containing the Future Land Use Map change to the Regional Planning Council and any other person or entity requesting a copy.

DULY PASSED City of Sweetwater ADOPTED THIS 12th day of December, 2018.

LPA of City of Sweetwater City of Sweetwater

JONIEL DIAZ, COMMISSION PRESIDENT

ATTEST:

CARMEN GARCIA, CITY CLERK

RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

JONIEL DIAZ, COMMISSION PRESIDENT
IDANIA LLANIO, COMMISSION VICE PRESIDENT
CECILIA HOLTZ-ALONSO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
MARCOS VILLANUEVA, COMMISSIONER
PRISCA BARRETO, COMMISSIONER
DAVID BORRERO, COMMISSIONER

EXHIBIT 'A'

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SWEETWATER PROVIDING FOR ADOPTION OF THE PROPOSED EAR-BASED AMENDMENTS OF THE CITY OF SWEETWATER COMPREHENSIVE MASTER PLAN AS REQUIRED BY CHAPTER 163, FLORIDA STATUTES; AMENDING EACH OF THE PLAN'S ELEMENTS: FUTURE LAND USE, HOUSING, TRANSPORTATION, SANITARY SEWERS, SOLID WASTE, STORM DRAINAGE, POTABLE WATER, NATURAL GROUNDWATER, CONSERVATION, RECREATION AND OPEN SPACE, INTERGOVERNMENTAL COORDINATION, CAPITAL IMPROVEMENTS, AND PUBLIC EDUCATIONAL FACILITIES, AS WELL INCLUDING A NEW ECONOMIC DEVELOPMENT ELEMENT. PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sweetwater (the "City") in compliance with the requirements of Chapter 163, Florida Statutes, has prepared EAR-based amendments to the City's Comprehensive Master Plan (the "Plan"); and,

WHEREAS, the Local Planning Agency has held the required public hearing and the City has completed the draft of the EAR-based amendments to the Plan and complied with all of the requirements of Chapter 163, Florida Statutes, and Chapter 9J-1.1 of the Florida Administrative Code; and,

WHEREAS, the EAR-based amendments, attached as Exhibit "1," provide for: amending the following elements: Future Land Use, Housing, Transportation, Sanitary Sewers, Solid Waste, Storm Drainage, Potable Water, Natural Groundwater, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, and Public Educational Facilities, as well as including a new Economic Development Element; and,

WHEREAS, the City Commission has complied with the requirements of Section 163.3184, Florida Statutes, has held the necessary public hearings and approved the EAR-based amendments to the Plan; and

WHEREAS, the Mayor and the City Commission of the City believe the public interest and welfare is best served by the adoption of the proposed EAR-based amendments.

NOW THEREFORE, be it ordained by the Mayor and the Commission of the City of Sweetwater, Florida as follows:

SECTION 1. That the foregoing "Whereas" clauses are hereby ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. That the EAR-based amendments to the Plan attached as Exhibit "1" are hereby formally incorporated herein as if set forth in full and adopted, with deletions stricken and additions underscored.

SECTION 3. That the EAR-based amendments to the Plan, attached as Exhibit "1" are hereby approved:

SECTION 4. That following the required second public hearing and the approval of the City Commission of the Plan as it has been amended, that the said Plan be and is hereby adopted as the official Plan of the City.

SECTION 5. That all ordinances or portions of the City Code in conflict with the provisions of this Ordinance shall be repealed upon the effect hereof.

SECTION 6. That if any section, clause, sentence, or phrase of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. That this Ordinance shall become effective upon its adoption by the City Commission and approval by the Mayor or if vetoed upon its reenactment by the City Commission as provided by the Charter of the City of Sweetwater, except that the effective date of these comprehensive plan amendments approved by this Ordinance shall be the date a final order is issued by the Department of Economic Opportunity finding the plan amendments in compliance in accordance with Section 163.3184 Florida Statutes, whichever occurs earlier. The Department of Economic Opportunity notice of intent to find the plan amendments in compliance shall be deemed to be a final order if no timely petition challenging the plan amendments is filed.

PASSED on first reading this _____ day of _____, 2018.

PASSED AND ADOPTED on second reading this _____ day of _____, 2019.

ORLANDO LOPEZ, MAYOR

JONIEL DIAZ, COMMISSION PRESIDENT

ATTEST:

CARMEN GARCIA, CITY CLERK

RAY GARCIA, CITY ATTORNEY

VOTE UPON ADOPTION:

JONIEL DIAZ, COMMISSION PRESIDENT
IDANIA LLANIO, COMMISSION VICE PRESIDENT
CECILIA HOLTZ-ALONSO, COMMISSIONER
MANUEL DUASSO, COMMISSIONER
MARCOS VILLANUEVA, COMMISSIONER
PRISCA BARRETO, COMMISSIONER
DAVID BORRERO, COMMISSIONER

EXHIBIT 'A'

City of Sweetwater

Proposed EAR-Based Comprehensive Plan Amendments

November 29, 2018

City of Sweetwater
Comprehensive Plan Amendments

INTRODUCTION

This document serves to update the Goals, Objectives and Policies (GOPs) for the City of Sweetwater's (City's) Comprehensive Plan. The purpose of the Plan is to set forth the City's long-range Comprehensive Planning goals as per the requirements of the State of Florida.

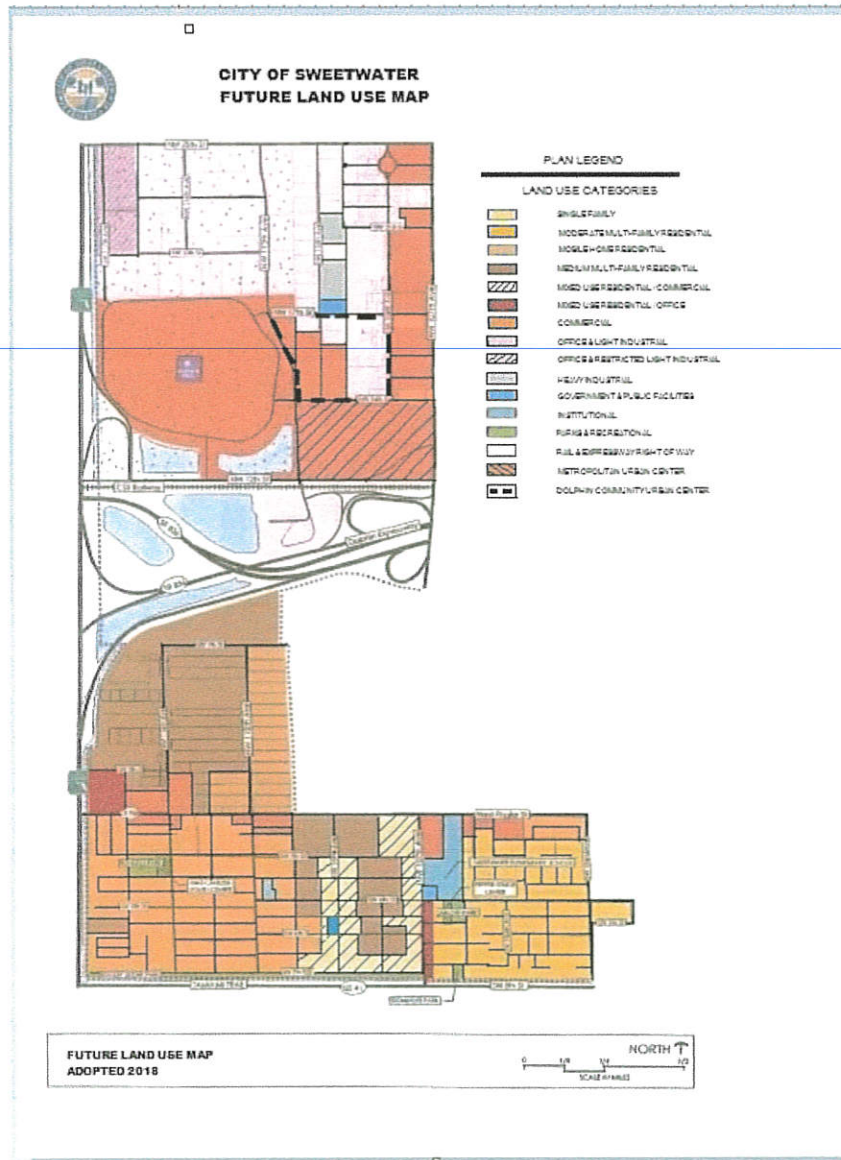
The State of Florida's local government Comprehensive Planning law, Chapter 163, Part 2, Florida Statutes, requires that all local governments throughout Florida maintain a long-range Comprehensive Plan, and that Comprehensive Planning should be a continuous and ongoing process. As a part of this process, municipalities are required to monitor numerous community characteristics relating to development, provision of services, environmental protection, governmental activities, and other major concerns. Local governments must update their Comprehensive Plans once every seven years, pursuant to an analysis of the progress they have made in implementing their Plan. The purpose of the Evaluation and Appraisal Report (EAR) process is to evaluate and assess the effectiveness of the local adopted Comprehensive Plan in accomplishing its goals and identify how it should be modified and updated to meet the future needs of the community. Specifically, the EAR process involves adoption of recommendations to amend the City's adopted Comprehensive Plan. It further specifies the procedures and criteria for the preparation, transmittal, adoption and sufficiency review of the City's EAR- based Comprehensive Plan amendments.

The following list of amendments to the Comprehensive Plan follows from the 2018 EAR process and is in response to growth management legislation as well as the City's own aspirations for its future well-being and growth. Additions to the Comprehensive Plan are in underscore font and portions to be removed are in ~~striketrough~~ font.

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FUTURE LAND USE ELEMENT GOALS, OBJECTIVES AND POLICES



GOAL:

ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES MAXIMIZE THE POTENTIAL FOR ECONOMIC BENEFIT AND THE ENJOYMENT OF NATURAL AND MAN-MADE RESOURCES BY CITIZENS WHILE MINIMIZING THE THREAT TO HEALTH, SAFETY AND WELFARE POSED BY HAZARDS, NUISANCES, INCOMPATIBLE LAND USES, AND ENVIRONMENTAL DEGRADATION.

OBJECTIVE 1:

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of land development regulations.

Policy 1.1:

Adopt land development regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan, and which as a minimum:

- a) Regulate the subdivision of land;
- b) Regulate the use of land and water consistent with this element and ensure the compatibility of adjacent land uses and provide for open space;
- c) Provide for drainage and stormwater management;
- d) Protect aquifer recharge areas;
- e) Regulate signage;
- f) Ensure safe and convenient onsite traffic flow and vehicle parking needs; and
- g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

Policy 1.2:

The City's official Future Land Use (FLU) Map, dated ~~August 29, 2013~~, December 3, 2018, shows the geographic extent of the land use categories described below. Land development regulations adopted to implement this Comprehensive Plan shall be based on, and consistent with, these land use categories.

[Rationale for change: The date of the new FLU Map corresponds with the date of the First Reading of the Comprehensive Plan amendments.]

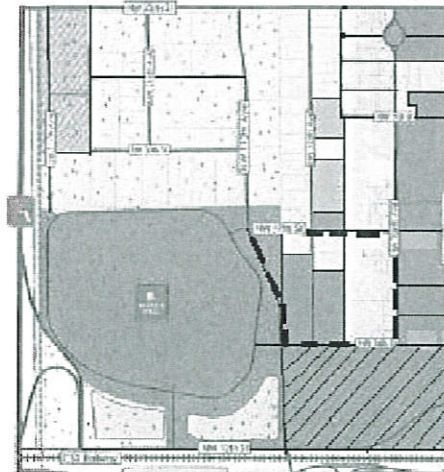
- Single Family Residential. Detached single-family homes are allowed up to a density of 6 units per gross acre.
- Mobile Home Residential. Mobile home units are allowed up to a density of 10 units per gross acre.
- Moderate Density Multi-Family Residential. Residential units are allowed up to a density of 15 units per gross acre.
- Medium Density Multi-Family Residential. Residential units are allowed up to a density of 25 units per gross acre. A density bonus of up to 25% is available for developments providing affordable housing with highest priority given to projects meeting the needs of the elderly and workforce populations.
- Mixed-Use Residential/Commercial. Residential, business, hotel, government, office and

similar uses are allowed. A single use may not occupy more than 98% of the development. Residential density is limited to no more than 105 units per acre. For properties ½ acre or greater in size, 1 unit shall be equivalent to 0.5 of a residential unit in calculating density for hotel and university housing uses up to 210 units per acre, unless further restricted by the City Commission within the land development regulations. Floor area ratio (FAR) cannot exceed 4.0.

- Dolphin Community Urban Center. Residential, business, hotel, government, office, and light industrial uses are allowed. A single use may not occupy more than 90% of the development. Residential density shall be tiered, as follows: for properties less than 7 acres in size, residential density shall be limited to no more than 60 units per acre, and FAR shall not exceed 2.0; for properties greater than 7 acres but less than 10 acres in size, residential density shall be limited to no more than 75 units per acre, and FAR shall not exceed 2.5; for properties 10 acres or greater in size, residential density shall be limited to no more than 105 units per acre; Floor area ratio (FAR) cannot exceed 3.0. (see Figure 1)

[Rationale for change: The City wishes to accommodate a range of building types in response to market demand. The North Sweetwater area where this category is proposed is a transitional area that includes or is bordered by commercial, hotel, office, and retail uses. This category allows for a more flexible mix of uses.

Figure 1
Dolphin Community Urban Center



- **Mixed-Use /Residential/Office.** This category is designed to be applied in areas adjacent to residential development. Density is limited to no more than 1 land use category higher than adjacent residential areas. Professional and clerical offices, hotels, motels, and residential uses are permitted. Development should be compatible with adjacent and nearby existing and planned residential neighborhoods.
- **Commercial.** Permitted uses include the full range of sales and service activities; retail and wholesale uses; personal and professional services; commercial and professional offices; hotels and motels; hospitals, nursing homes, and medical buildings; entertainment and cultural facilities; amusement and commercial recreation establishments; telecommunication facilities; and government and educational buildings. The maximum allowed floor area ratio is 1.65.

- Office and Light Industrial. Permitted uses include professional offices; office parks; corporate headquarters; research laboratories; wholesale showrooms; hospitals and medical buildings; distribution centers; mini-warehouses; hotels and motels; low-impact manufacturing and assembly operations; government and educational buildings; utility plants and public facilities; limited non-jet engine testing within acceptable noise and dust standards; telecommunication facilities; retail and personal services limited to no more than 10% of site provided required parking available; and Traditional Neighborhood Developments (TNDs) subject to City Commission approval.
- Restricted Office and Light Industrial. This category allows office and certain business warehousing and manufacturing uses. For wellfield protection purposes, all uses must employ best management practices and not utilize any hazardous materials or waste on-site.
- Heavy Industrial. This category allows manufacturing operations, maintenance, and repair facilities; warehouse and mini-warehouses; office buildings and wholesale showrooms; distribution centers; construction and utility-related maintenance yards; cement and asphalt mixing plants; quarrying activities and ancillary uses; utility plants and public facilities; hospitals and medical buildings; government and educational buildings; research laboratories; telecommunication facilities; hotels and motels; and retail and personal services limited to no more than 10% of site provided required parking is available.
- Government and Public Facilities. This category allows government buildings and facilities; water, wastewater, and drainage facilities; public safety buildings; telecommunication facilities; and non-profit social service agencies.
- Institutional Uses. This category permits non-profit or quasi-public buildings; churches; museums; libraries; public, charter, and private schools; social service agencies; hospitals and related medical buildings; and military facilities.
- Conservation and Open Land. Permitted uses include residential not exceeding a density of 1 dwelling unit per 5 acres; agriculture and ancillary uses; and governmental and public facilities.
- Parks and Recreation. This category permits active and passive recreation parks and related facilities.
- Rail and Expressway Right-of-Way. This category is applied to all public rights-of-way currently used or planned for regional expressway, turnpike, and rail transport purposes.
- Metropolitan Urban Center (MUC) Overlay. Properties with this overlay designated are intended to be mixed-use, high-intensity, design-unified area which contain a concentration of different urban functions integrated both horizontally and vertically. Such centers shall be characterized by physical cohesiveness, active pedestrian environments, direct mass transit accessibility, efficient pedestrian linkages, and high quality urban design. They should also create an identity and sense of place through unity of design and distinctive urban architectural character. Uses on MUC parcels may include retail trade; business, professional, an financial services; restaurants; hotels; institutional and governmental uses; recreational, cultural, and entertainment uses; high-density residential up to 250 units per gross acre; and well-planned public spaces. The floor area ratio must be greater than 3.0 in the core and not less than 0.75 at the edge of the development.

Policy 1.3:

Land development regulations shall be adopted which address the location and extent of non-residential land uses, including commercial and residential mixed-use areas, in accordance with

the Future Land Use Map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this Element.

Policy 1.4:

Land development regulations shall contain performance standards which:

- a) Address buffering and open space requirements; and
- b) Identify historically significant properties meriting protection, by obtaining assistance from the Historical Preservation Division of Miami-Dade County.

Policy 1.5:

Land development regulations shall allow sites for schools, parks, open spaces and public buildings by allowing the following permitted uses in all residential and commercial designations:

- a) Parks, Public Buildings and Public Schools
- b) Land uses for public open spaces/recreational activities
- c) Land under public ownership developed for public benefit

Policy 1.6:

The City of Sweetwater will encourage the Co-location of public buildings with schools to the extent possible. The City shall continue to coordinate with Miami-Dade Public Schools to encourage the Co-location of public facilities (parks, libraries and community centers), where appropriate, with existing or planned school facilities. Co-location of public facilities with public schools shall be considered when:

- a) New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other public facilities; or
- b) New public facilities are funded in the City's Capital Improvements Plan and are appropriate to be located adjacent to existing and/or planned public schools; or
- c) Joint-use projects are created and implemented.

Policy 1.7:

In considering the potential Co-location of public facilities with existing public schools, the City Commission shall base a determination of appropriateness upon the following factors:

- a) Location of existing public facilities.
- b) Impacts on adjacent properties.
- c) Adequacy of resources (staff, resource material, amenities, facilities, etc.) to serve the needs of patrons/visitors/residents to the proposed facility as well as needs of the students.
- d) Existing traffic levels on local roadway network.
- e) Availability of public utilities.
- f) Availability of mass transit facilities within one quarter mile of site.
- g) Impacts on existing wetlands or other environmentally sensitive areas.
- h) Access to a site is convenient for patrons/visitors/residents while insuring safety for students utilizing the facilities. Access to a site shall be from a collector road at a minimum (minor collector or local road if proposed to be an elementary school). Ingress and egress shall not create detrimental impacts on roads and/or adjacent properties.
- i) Approaches to a site shall be safe for pedestrians, bicycles, cars, and buses.

Policy 1.8:

Parcels within the Metropolitan Urban Center Overlay on the City's Future Land Use Map are also designated as "Chapter 380 Regional Activity Centers" pursuant to Chapter 380, Florida Statutes, where the City of Sweetwater seeks to encourage mixed-use, connectivity, and higher-intensity development.

Policy 1.9:

The area comprising the Beacon Tradeport/Dolphin Mall Development of Regional Impact (DRI) is dedicated on the Future Land Use Plan. The approved DRI Development Order contains the uses permitted within the development and provides site development standards. These uses and standards are consistent with the City's commercial and light industrial land use categories applicable within the DRI area.

OBJECTIVE 2:

Future development and redevelopment activities shall be directed in appropriate areas as depicted on the Future Land Use Map, consistent with sound planning principles, minimal natural limitations, the goals, objectives and policies contained within this plan, and the desired community character.

Policy 2.1:

Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 2.2

Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery buffered from major roads and incompatible land uses.

Policy 2.3:

Encourage the redevelopment of residential/commercial mixed-use with cross-parking provisions for circulation.

Policy 2.4:

All commercial and mixed-use developments shall include adequate off-street parking and loading facilities.

Policy 2.5:

The City shall develop and maintain a plan for the siting and acquisition of land for public buildings, parking, parks and open space.

Policy 2.6:

The City shall encourage energy efficient land use patterns through mixed-use development.

OBJECTIVE 3:

Development activities shall provide the protection of natural and historic resources.

Policy 3.1:

Prime aquifer recharge areas shall be protected from adverse impacts of development.

Policy 3.2:

The developer/owner of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 3.3:

The City's land development regulations shall address and limit activities which have the potential to contaminate water or soil.

Policy 3.4:

Historic resources shall be protected through designation as historic sites by the state or the county.

Policy 3.5:

The City will provide and seek to maintain a system of parks, recreation and open spaces adequately meeting the needs of the City's population through the year ~~2015~~2023.

[Rationale for change: The City is in the process of meeting this Policy.]

OBJECTIVE 4:

The economic base shall be increased and broadened through planning and development activities.

Policy 4.1:

Encourage redevelopment along the following corridors, in a way that minimizes traffic hazards and is pedestrian friendly: Flagler Street (south side from SW 107 Ave to SW 110 Ave), Flagler Street (north side from SW 113 Ave to SW 110 Ave), SW 107th Avenue (west side from SW 2 Street to SW 7 Terrace), SW 109th Avenue (both sides from Flagler Street to SW 7 Terrace).

OBJECTIVE 5:

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 5.1:

Higher densities and intensities of development shall be located within urban service areas, where public facilities are available.

Policy 5.2:

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.

Policy 5.3:

Public facilities and utilities shall be located to:

- a) maximize the efficiency of services provided;
- b) minimize their cost; and
- c) minimize their impacts on the natural environment.

Policy 5.4:

All development in areas not provided central water and sewer services shall be governed by the provisions of s. 381.272, F.S., regulating on-site sewage disposal systems; and Chapter 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities.

Policy 5.5:

City will consult with MDWASD prior to issuing a building permit to determine whether adequate supplies to serve the new development will be available no later than the date anticipated of issuance of a Certificate of Occupancy or its functional equivalent.

Policy 5.6:

Require school facilities to be in place or under construction within 3 years following approval of site plan or subdivision.

OBJECTIVE 6:

Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall be eliminated by the year 2015-2023.

[Rationale for change: The City is in the process of meeting this Objective.]

Policy 6.1:

Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

Policy 6.2:

Regulations for buffering of incompatible land uses shall be set forth in the City's land development regulations.

OBJECTIVE 7:

The City shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 7.1:

Requests for development orders or permits shall be coordinated, as appropriate, with MDWASD, special districts, the South Florida Water Management District and State and Federal agencies to ensure adequate water supplies are available before certificates of occupancy, or functional equivalents, are issued.

a) The City will coordinate its water supply plan with the water management district and regional water supply plans, including plans for water conservation, consumptive use permitting, and other water resource protection and sustainability.

b) The land development code shall require that adequate water supplies be in place and available to serve new development no later than the issuance of a certificate of occupancy or its equivalent.

Policy 7.2:

Monitor and consult with the University Department of Facilities Management and Housing Services on land use planning activity, development regulations, and proposed developments.

HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

PROVIDE DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.

OBJECTIVE 1:

Provide or assist the private sector to provide ~~673~~ 1,048 new dwelling units of various types, sizes and costs by 2015, and an additional 375 new dwelling units by the year 2025 (for a total of ~~1,048 units~~) to meet the housing needs of all existing and anticipated populations of the City.

[Rationale for change: The City is in the process of meeting this Objective, most notably via various new multifamily projects recently constructed, under construction or proposed.]

Policy 1.1:

Provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the required production. and to preserve the existing stock of affordable housing. Incentives may include, but not be limited to:

- a) Density bonuses
- b) Reduction or waiver of fees and alternative methods of fee payment
- c) Reduction of parking and setback requirements on a case-by-case basis
- d) Modification of street requirements for affordable housing

Policy 1.2:

Review ordinances, codes, regulations and the permitting process for the purpose of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting the housing needs, while continuing to ensure the health, welfare and safety of the residents.

Policy 1.3:

Include the development of affordable or workforce ~~income~~ housing in the stock of housing units to be considered for future development.

[Rationale for change: The City seeks to support a range of household incomes.]

OBJECTIVE 2:

By the year ~~2012~~ 2023, all substandard housing shall be eliminated.

[Rationale for change: The City is in the process of meeting this Objective.]

Policy 2.1:

Increase code compliance activities, through regular annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code compliance activities where warranted.

Policy 2.2:

Assist neighborhood upgrading projects by providing code enforcement assistance, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

Policy 2.3:

Permit mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

OBJECTIVE 3:

The city shall provide incentives to encourage the construction of housing for low- and moderate-income households.

Policy 3.1:

Distribute publicly-assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for low- and moderate-income persons and to avoid undue concentration in single neighborhoods.

Policy 3.2:

Participate in the region-wide fair share housing distribution plan and abide by intergovernmental agreements addressing this approach.

Policy 3.3:

The City will work with the South Florida Regional Planning Council (SFRPC) and other local jurisdictions to develop recommendations to address regional affordable housing issues.

Policy 3.4:

The City will support new construction and rehabilitation of student housing by reducing required parking in order to encourage a reliance on alternative transportation methods.

Policy 3.5:

Sweetwater will communicate with Florida International University's Housing Services, informing them of the adequacy and availability of student off-campus affordable housing by assisting in the monitoring of supply, cost and suitability.

Policy 3.6:

Sweetwater will communicate with Florida International University's Housing Services, assisting the department in updating a registry of off-campus housing providers.

OBJECTIVE 4:

The useful life of the existing housing stock will be conserved and extended, and neighborhood quality will be improved.

Policy 4.1:

Review and amend where necessary the City housing and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.

Policy 4.2:

Schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods.

Policy 4.3:

Encourage individual homeowners to increase private reinvestment in housing by providing information, technical assistance programs, and financial assistance and incentives.

OBJECTIVE 5:

If the need arises for relocation housing, the City will comply with applicable Federal Standards.

Policy 5.1:

The City will review and evaluate any government-funded project which may displace City residents.

OBJECTIVE 6:

The City will encourage the development of conveniently located affordable and workforce housing opportunities.

Policy 6.1:

The City will work with developers, by using land use as an incentive for affordable housing and green development, which lowers energy costs and also provides an affordable place to live.

Policy 6.2:

The City of Sweetwater will review development incentives to encourage affordable and workforce housing that is high density, mixed-use and transit-oriented at or near existing and future transit stations and corridors.

Policy 6.3:

The City will work closely with the County and private sector to ensure that a wide range of housing choices are made available near transit stations.

OBJECTIVE 7:

The city will encourage housing design and developments that are energy-efficient and enhance the overall health, safety and general welfare of Sweetwater residents.

Policy 7.1:

The City shall promote affordable utility costs for new public housing projects by utilizing the Leadership in Energy and Environmental Design (LEED) or Florida Green Building Coalition green construction standards, or other acceptable standards, and through the incorporation of alternative energy technologies into low-income weatherization programs.

Policy 7.2:

The City shall participate in outreach and education campaigns in an effort to encourage new housing projects to be mixed-use with medium to high densities, and located adjacent to public transportation.

Policy 7.3:

The City shall encourage energy efficiency in the design and construction of all new housing. The City shall also encourage the use of renewable energy sources.

TRANSPORTATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL:

SAFE, CONVENIENT AND EFFICIENT MOTORIZED AND NON-MOTORIZED TRANSPORTATION SYSTEM, THAT REDUCES GREENHOUSE GAS EMISSIONS, SHALL BE AVAILABLE FOR ALL RESIDENTS AND VISITORS TO THE CITY.

OBJECTIVE 1:

State and County agencies will be requested to assist in correcting existing and/or projected traffic flow deficiencies in the city.

Policy 1.1:

The City hereby adopts the following peak hour LOS standards for each listed facility type.

- a) City-maintained roadways shall operate at or above LOS "D" (90% of capacity) except that State Urban Minor Arterials may operate at or above LOS "E" (100% of capacity). Where public mass transit exists having a headways of 20 minutes or less within ½ mile distance, City road shall operate at or above LOS "E".
- b) County-maintained Roadways LOS standard as adopted by that jurisdiction.
- c) State-maintained Roadways LOS standard as adopted by that jurisdiction.

Policy 1.2:

Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development; and
- c) Whether the project represents a logical extension of facilities and services within a designated urban service area.

OBJECTIVE 2:

Right-of-way needs shall continue to be formally identified and a priority schedule for acquisition or reservation shall be established as needed.

Policy 2.1:

The City shall work with Miami-Dade County to develop a program of ROW acquisition/reservation.

Policy 2.2:

The City shall adopt minimum right-of-way requirements for new roadways as per the Miami-Dade County Public Works standards.

Policy 2.3:

The City shall implement a program for mandatory dedications or fees in lieu of as a condition of plat approval for acquiring necessary rights-of-way.

Policy 2.4:

The City shall review all proposed development for consistency with Policy 1.2 and impacts upon the adopted LOS standards.

Policy 2.5:

The City shall assess new development an equitable pro-rata share of the costs to provide roadway improvements to serve the development by including such provisions in an impact fee ordinance.

Policy 2.6:

The city shall not give development approval to any new construction, redevelopment or renovation project which creates a need for new or expanded public capital improvements, unless the needed improvements are to be constructed or cost shared by the developer prior to the completion of said development project and said development has agreed to participate in the cost of said improvements as required by the City.

OBJECTIVE 3:

The City will continue to maintain the provision of motorized and non-motorized vehicle parking and the provision of bicycle and pedestrian ways.

Policy 3.1:

The City shall prohibit on-street parking on all arterial and major collector roads and shall develop and enforce land-use regulations for off-street parking facilities.

Policy 3.2:

The City shall provide or require bicycle and pedestrian ways for connecting residential areas to recreational areas, schools, and shopping areas within neighborhoods; and pedestrian ways for access to mass transit terminals.

Policy 3.3:

By ~~2012~~, 2023, the City shall establish guidelines for the provision of bicycle storage areas for multi-family residences, and shopping and recreational areas.

[Rationale for change: The City is in the process of meeting this Policy.]

Policy 3.4:

By ~~2012~~, 2023, the City shall review all proposed development for its accommodation of bicycle and pedestrian traffic needs.

[Rationale for change: The City is in the process of meeting this Policy.]

OBJECTIVE 4:

The City's transportation system will continue to emphasize safety and aesthetics.

Policy 4.1:

The City shall adopt design criteria for landscaping and signs along new roadways and will implement a program to landscape and maintain existing median strips and rights-of-way.

Policy 4.2:

The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a) requiring the provisions of adequate storage and weaving areas;
- b) prohibiting direct access from driveways and local roads onto high-speed traffic lanes;
- c) preventing conflicts between roadway and pedestrian; and
- d) providing adequate capacity for emergency evacuation.

Policy 4.3:

The City shall require pedestrian displays at signal installations and signal modification.

Policy 4.4:

The City shall prepare annual accident frequency reports for all collector and arterial roads.

OBJECTIVE 5:

Transportation planning will be coordinated with the Future Land Uses shown on the Future Land Use Map of this plan, the FDOT 5-Year Transportation Plan, and plans of neighboring jurisdictions as new versions of those plans are updated and issued.

Policy 5.1:

The City shall review subsequent versions of the FDOT 5-Year Transportation Plan, in order to update or modify this element, if necessary.

Policy 5.2:

The City shall review for compatibility with this element, the traffic circulation plans and programs of the incorporated county and neighboring municipalities as they are amended in the future.

OBJECTIVE 6:

The City shall develop a transportation concurrency system through land-use regulations and other mechanisms which allow for the following policies.

Policy 6.1:

For a project to be concurrent, transportation improvements must be in place three years from approval of building permit.

Policy 6.2:

The City shall allow for proportionate fair-share mitigation. Pursuant to S.B. 360, the City must adopt, by ordinance, a methodology for assessing proportionate fair-share mitigation options by ~~December 2012~~2023.

[Rationale for change: The City is in the process of meeting this Policy.]

OBJECTIVE 7:

The City of Sweetwater shall seek to limit greenhouse gas emissions through the implementation of strategies that reduce the number of vehicle miles traveled. These strategies may include but not be limited to the promotion of compact mixed-use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

Policy 7.1:

The city shall encourage all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian-friendly environment that promotes the use of rapid transit services.

Policy 7.2:

~~The City of Sweetwater will continue to work with Miami-Dade County to bring a Metrorail Extension to the City.~~

[Rationale for change: Miami-Dade County is now pursuing a rail line – rather than a Metrorail Extension - through the City as part of its SMART Plan initiative.]

Policy ~~7.3~~:7.2:

The City will promote higher densities and mixed-uses in and around future transportation hubs, as well as other sites appropriate for transit-oriented development.

[Rationale for change: This is a straightforward numbering change resulting from a previous renumbering.]

Policy ~~7.4~~:7.3:

City will work closely with the County and private sector to ensure that a wide range of housing choices are made available near any Metrorail stations and other transit stops. The station will provide workers without access to an automobile a new chance to take jobs in locations served by the transit system.

[Rationale for change: This is a straightforward numbering change resulting from a previous renumbering. TOD opportunities may also be possible at major transit stops in the City.]

OBJECTIVE 8:

The City of Sweetwater shall establish a Transportation Concurrency Management Area ("TCMA") within the area bounded by West Flagler Street on the north, SW 112 Avenue on the west, SW 7 Terrace on the south, and SW 107 Avenue on the east, which encompasses the University City district, and any future extensions of this zoning district. This TCMA is situated within an urban infill and redevelopment area that has been delineated by the City to provide an exception to the transportation concurrency requirements, in order to allow development to occur where infrastructure already exists, thereby reducing urban sprawl. Priority will be given to infill development of substandard sites and the development of projects that promote public transportation.

Policy 8.1:

The City shall determine appropriate strategies and improvements in the TCMA to mitigate Level of Service (LOS) conditions, including timing and staging plans, parking control and pricing policies, transportation demand management programs, transportation system management programs, availability of public transportation, and utilization of creative financing tools for the provision of transportation services and facilities.

Maintenance of transportation LOS within this designated TCMA shall be in accordance with the Miami-Dade County adopted Transportation Corridors LOS standards, and the City of Sweetwater person-trip methodology for measurement of local roadway LOS on a transportation facility, which may be a roadway, mass transit service, or any other transportation mode alone, or in combination with others. Adopted LOS standards shall be applied to roadway segments and/or overall intersections. The City person-trip methodology calculates the total person-trip capacity of vehicular and transit modes, utilizing a transportation facility compared to the total person-trip demand on that facility as a ratio in letter grades LOS A through LOS F, in the same manner as used by the conventional volume-over-capacity (V/C) methodology. Issuance of development orders for new developments, or significant expansion of existing developments, shall be contingent upon compliance with the following adopted LOS standards:

- Where no public transit exists, and private passenger vehicles are the only vehicular mode available for travel on the facility, a minimum LOS E (100 percent of capacity) shall apply.
- Where bus transit service on minimum 20-minute headways is available, and within ½ mile of the facility, the facility shall operate at no greater than 120 percent of capacity.
- Where extraordinary transit service (commuter rail, Metrorail, people mover, bus rapid transit, express bus, enhanced bus service and/or premium transit service) on minimum 20-minute headways is available, and within ½ mile of the facility, the facility shall operate at no greater than 150 percent of capacity. The adopted LOS shall be applied to roadway segments and overall intersections.

Policy 8.2:

Data and analysis justifying the size of the TCMA shall be provided, to determine appropriate improvements in the Area to mitigate LOS deficiency and any other issues that could develop as future growth occurs.

ECONOMIC DEVELOPMENT ELEMENT
GOALS, OBJECTIVES AND POLICES

GOAL:

BY 2030 THE CITY OF SWEETWATER WILL BE A STABLE, ATTRACTIVE, AND VIBRANT FULL-SERVICE COMMUNITY THAT PROVIDES EMPLOYMENT AND ECONOMIC OPPORTUNITIES FOR CURRENT AND FUTURE BUSINESSES AND RESIDENTS.

OBJECTIVE 1:

Refine, develop, and implement economic development initiatives to help Sweetwater residents and businesses compete at the local, state, and national levels.

Policy 1.1:

The City shall identify sectors and industries that represent economic growth and diversification; it will support the continuation and expansion of existing commercial and manufacturing enterprises at appropriate locations through technical assistance, the provision of incentives, land use and zoning regulations, and other appropriate strategies.

Policy 1.2:

The City shall support and promote the establishment of new commercial enterprises at appropriate locations, with a particular focus on businesses that will be owned by and/or that will employ City residents, through technical assistance, the provision of incentives, and other appropriate strategies.

Policy 1.3:

The City shall periodically review its land use plans to ensure an adequate amount of appropriately zoned land to support commercial and office development.

Policy 1.4:

The City shall provide technical assistance to new and existing businesses to access capital and incentives, training programs, sales and job tax credits, programs to increase compliance with state and local licensing and permitting requirement, and business incubator programs.

Policy 1.5:

The City shall utilize publicly-owned vacant parcels to support its economic development and redevelopment efforts through such strategies as allowing their use by designated mobile vendors, providing a location for a business incubator, providing potential locations for targeted businesses, and other strategies as appropriate.

Policy 1.6:

The City will coordinate economic development activities with partners such as the Beacon Council, Greater Miami Chamber of Commerce, Miami-Dade County, South Florida Workforce, and major educational institutions.

Policy 1.7:

The City shall maintain an inventory of available properties for rent or development.

Policy 1.8:

The City shall assist new and existing businesses in efforts to capitalize on niche market opportunities.

Policy 1.9:

The City shall support and/or implement efforts to provide education and training to its residents in order to prepare them to work in targeted business sectors and industries, and to become more competitive at the local, regional, state, and national levels.

Policy 1.10:

The City shall implement programs and provides incentives to attract residents and businesses that will enhance achievement of its redevelopment and economic development goals, such as artist recruitment programs.

Policy 1.11:

The City shall dialogue with private sector developers, housing management firms and/or owners/operators of mixed-use buildings to evaluate the feasibility attraction and establishment of economic generators or economic development facilities in university city district buildings.

Policy 1.12:

By 2023, the City shall develop procedures to implement competitive application and business licensing fees and development exactions.

Policy 1.13:

The City shall establish a construction industry, resident, and business owner focus group that will meet over the course of a few months and recommend to the City ways to improve current permitting and licensing processes.

Policy 1.14:

The Land Development Regulations shall authorize home-based businesses.

OBJECTIVE 2:

Enhance and promote the City of Sweetwater's unique character and identity by creating distinct mixed-use districts and neighborhood focal points.

Policy 2.1:

The City shall seek to attract and retain catalytic retail and entertainment anchors and special events within its business districts.

Policy 2.2:

The City shall provide incentives to encourage economic development of mixed-use districts by providing incentives such as density bonuses.

Policy 2.3:

The City shall continue to work with local businesses, residents, and property owners to identify and designate landmarks and install public art works that contribute to the experience of Sweetwater's public realm.

Policy 2.4:

The City shall assist in the development and redevelopment of gateways along major arterials (such 102nd, 107th, 109th, 110th, and 112th Avenues; West Flagler Street, NW 14th and NW 17th Street), in ways that respect existing businesses, create opportunities for new enterprises, and provide an aesthetically appealing welcome to residents and visitors.

Policy 2.5:

The City shall coordinate with the Miami-Dade Tourist Development Council to design and implement a cultural and heritage tourism program.

Policy 2.6:

The City shall identify and implement capital improvement projects to address infrastructure deficiencies and improve the quality of the built environment in, and the function of, its land use districts.

OBJECTIVE 3:

Revitalized blighted areas of the community and address and correct identity and image issues that might impede redevelopment and economic development efforts.

Policy 3.1:

The City shall require and enforce the orderly appearance of properties through its Code of Ordinances and Land Development Regulations.

Policy 3.2:

The City shall work with public and private sector partners to acquire, improve, and resell substandard or obsolete housing as it becomes available, so it doesn't languish unsold.

Policy 3.3:

The City shall utilize code enforcement and other strategies to address blighted conditions in commercial districts.

Policy 3.4:

By 2023, the City shall develop an active feedback and response system, such as a cell phone "app" and/or via the City website, to address maintenance issues affecting the public realm, from cracked sidewalks and missing curbs to planting trees and installing street furniture.

Policy 3.5:

By 2023 the City shall develop and implement a streetscape improvement plan to prioritize its investments.

Policy 3.6:

Via its Land Development Regulations, the City shall ensure the development of open space and foster the implementation of attractive building facades and streetscapes in new development and redevelopment.

Policy 3.7:

The City shall implement community policing techniques such as creating bicycle patrols, reaching out to students participating in youth activities, empowering the community to partner with law enforcement, and leveraging public private partnerships for security purposes.

Policy 3.8:

The City shall adopt specific design guidelines for all commercial and mixed-use areas.

Policy 3.9:

The City shall explore opportunities to provide programs for businesses to rehabilitate and replace storefronts and signage, acquire equipment, and pursue other activities that encourage revitalization and support of development.

Policy 3.10:

The City shall assist in reviving and expanding business, social, and fraternal organizations.

Policy 3.11:

By 2030, reduce the incidence of blight, as defined in Florida Statute, by at least 40 percent.

OBJECTIVE 4:

Foster a balanced, diverse and sustainable local economy that contributes to the development of a high quality of life through the improvement of the financial well-being of its residents, and the protection of the City's ability to provide adequate infrastructure and civil services.

Policy 4.1:

The City shall update infrastructure plans and regulations on a bi-annual basis.

Policy 4.2:

The City, in coordination with business interests, shall work to make the necessary funding available to implement infrastructure improvements.

Policy 4.3:

The City shall develop a list of strategic improvements needed to support entrepreneurial and business activities, including but not limited to business signage, improving the alignment of streets, customer parking, stormwater management, sidewalk completion, urban greening, street repair, building renovations, and gateways.

Policy 4.4:

By 2023, the City shall develop and implement mechanisms to coordinate housing rehabilitation and new construction programs with its economic development programs.

Policy 4.5:

The City shall seek to reduce the level of unemployment through the provision of education and training opportunities, job placement assistance, the attraction of employment generators, the encouragement of “Hire Local” practices, and other appropriate mechanisms.

Policy 4.6:

The City shall seek to increase its tax base through the Implementation of programs to: increase property values; attract additional commercial, industrial and mixed-use developments; reduce the percentage of land that is owned by tax-exempt organizations or public entities, and; the development or redevelopment of vacant or underutilized parcels.

Policy 4.7:

The City shall coordinate with the Florida Department of Environmental Protection, Miami-Dade County, the South Florida Regional Planning Council, and the private sector on the identification, assessment, remediation, and redevelopment of brownfields within the City.

OBJECTIVE 5:

Redevelop and revitalize Mixed-Use Districts to create a mix of uses that position the City as a regional destination.

Policy 5.1:

The City shall take the lead on local revitalization, including working with property owners, tenant businesses, educational institutions, developers, and contractors to implement strategies for enhancement of the appearance of Mixed-Use Districts and gateway corridor buildings and their environs.

Policy 5.2:

The City shall phase the transformation of Mixed-Use Districts, beginning with encouraging building owners to make modest improvements to the exteriors and providing assistance to improve the business practices of existing retailers and restaurateurs.

Policy 5.3:

The City shall create and execute a plan for landscaping and street furniture improvements along all major corridors.

Policy 5.4:

The City shall enhance its design guidelines for new or rehabilitated buildings in Mixed-Use Districts and along major gateway corridors.

Policy 5.5:

The City shall encourage owners of all buildings, including single-family houses, to restore the exteriors of their buildings. The City shall consider providing design and assistance and modest financial incentives to owners for this purpose.

OBJECTIVE 6:

Creative new Civic Uses, public art, and cultural events within the City.

Policy 6.1:

The City shall deem City Hall as a landmark and community place of encounters.

Policy 6.2:

The City shall designate 109th Avenue as a public art corridor, providing large-scale artworks, music, and a theater that serve as gateways to the City.

Policy 6.3:

The City shall partner with the private sector to produce an annual cultural event. The event will be promoted heavily in the media. The City shall evaluate the use of its facilities for this event.

Policy 6.4:

The City shall consider developing a program of annual exhibits and cultural festivals around Hispanic and Asian arts and cultural expressions.

Policy 6.5:

The City shall develop a series of cultural events to be held year-round using prominent locations.

Policy 6.6:

The City shall improve streetscapes by instituting a tree planting program and wider and distinctive sidewalk improvements in conjunction with property owners.

Policy 6.7:

The City shall coordinate with Miami-Dade Cultural Affairs, and other private and civic organizations to fund and implement the placement of art within the community. The City shall evaluate incentives that could be provided during the land development and review process for projects that include publicly-accessible art.

Policy 6.8:

The City shall work with civic organizations and residents to identify the type and frequency of cultural events and festivals that will be conducted.

Policy 6.9:

The City shall establish regulations for an Art in Public Spaces program.

[Rationale for Economic Development Element: The Comprehensive Plan establishes a community's policies and priorities regarding future development while aiming to preserve the environmental features and community character of the area. The Proposed Economic Development Element adopted into a local government's comprehensive plan provides in depth review of the local and regional economy; identifies strategies, programs and projects to improve the economy; and establishes Policy direction for economic growth. The various elements of a comprehensive plan support and complement the economic development plans of Florida's counties, cities and regions. Florida's businesses, communities, and regions rely on supporting land uses, transportation, and infrastructure to sustain existing companies and industries and to further economic development programs and initiatives. Together the comprehensive plan and

economic development plan should serve as a "Strategy for Tomorrow" and reflect a community's and a region's desired physical, economic, and social growth.

The City of Sweetwater's Economic Development Element goals, objectives, and policies are based on data and knowledge about the City. The City's Economic Development Element will align with the opportunities stated in Miami-Dade County's One Community One Goal (OCOG) Strategic Plan with respect to creating a positive business climate and improving the quality of life for City residents. The goals also align with the Florida Chamber Foundation's Six Pillars for Florida's Future Economy Process and the six livability principles of HUD's Sustainable Communities Initiative.

This Element will accomplish its goals through planning activities aimed at:

- Improving the local economy to create jobs for residents, and to help residents and businesses better compete;
- Creating distinctive mixed-use districts and neighborhood focal points;
- Improving the City's image;
- Creating new civic uses, public art, and cultural attractions;
- Establishing mixed-use districts as regional destinations;
- Providing a balanced, sustainable economy;
- Enhancing the City's tax base, and
- Maximizing economic opportunities for current and future residents through job creation, fostering existing and attracting new businesses and industries, and maintaining an ample supply of economically-generating land uses within the City's boundaries.

SANITARY SEWERS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

PROVIDE WASTEWATER TREATMENT AND ANCILLARY SEWER SYSTEM WHICH MEETS THE CITY'S NEEDS IN A MANNER WHICH PROMOTES THE PUBLIC HEALTH, OPERATIONAL EFFICIENCY, AND BENEFICIAL TO LAND USE AND GROWTH PATTERNS.

OBJECTIVE 1: The City will work to ensure that adequate wastewater services are in place throughout the City.

[Rationale for change: Objective 1 was missing from the previous version of the Comprehensive Master Plan.]

~~1.1~~

Policy 1.1:

Initiate a wastewater improvement program within the City geared to serve ten (10) percent of the residences and businesses which presently are on septic tanks by 2012-2023.

[Rationale for change: This item should have been a policy rather than a Sub-Objective. The City is in the process of meeting this Policy.]

~~1.2~~

Policy 1.2:

Encourage the County to continue providing wastewater services which are adequate to meet the needs of existing and future populations.

[Rationale for change: This item should have been a Policy rather than a Sub-Objective.]

Policy ~~1.1~~1.3:

Develop a capital improvement element to ensure that sanitary sewer projects within the City, including sewer hook-ups, are developed in a timely manner.

[Rationale for change: This is a straightforward numbering change that results from changing the number of a previous Policy.]

Policy ~~1.2~~1.4:

Request County and State funds to implement proposed projects.

[Rationale for change: This is a straightforward numbering change that results from changing the number of a previous Policy.]

Policy 1.3:1.5:

Support actions to expand the wastewater treatment facilities capacities by Miami-Dade County Water and Sewer Department (WASD) as expressed in the report 201 plan, provided that such actions are in agreement with the goals and objectives of the City's Comprehensive Plans.

[Rationale for change: This is a straightforward numbering change that results from changing the number of a previous Policy.]

Policy 1.4:1.6:

Ensure that new development and major residential additions are hooked-up to existing sewer systems.

[Rationale for change: This is a straightforward numbering change that results from changing the number of a previous Policy.]

OBJECTIVE 2:

The City will continue to implement procedures to ensure that existing facilities deficiency are corrected and that adequate facility capacity will be available to meet the City's future needs.

Policy 2.1:

To ensure an adequate level of service for sanitary sewer that meet the following level of service standards (LOS): User LOS, in gallons per day (GPD).

- i) 250 GPD per Single Family dwelling unit
- ii) 190 GPD per Multi-Family dwelling unit
- iii) 0.08 GPD per square foot of Office land use
- iv) 0.09 GPD per square foot of Commercial land use
- v) 0.12 GPD per square foot of Industrial land use

System LOS

- i) Wastewater treatment plants shall operate with physical capacity no less than the annual average daily sewage flow.
- ii) Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards.
- iii) The system shall collectively maintain the capacity to collect and dispose of 102 percent. of the average daily sewage system demand for the preceding five years.

SOLID WASTE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL:

PROVIDE A SOLID WASTE COLLECTION AND DISPOSAL SYSTEM THAT ENSURES THAT THE CITY WILL BE KEPT CLEAN, BEAUTIFUL, HEALTHY; IS EFFICIENT AND WILL CONTRIBUTE TO PROTECT THE ENVIRONMENT.

OBJECTIVE 1:

Implement solid waste collection procedures to maintain City streets free from trash, litter and abandoned personal property.

Policy 1.1:

The City will continue the street sweeping frequencies in order to reduce or eliminate litter in areas where problems may exist in order to reduce pollution to surface waters via storms water runoff.

Policy 1.2:

The City will continue to promote a "clean city campaign" and support said program through public information and awareness program.

[Rationale for change: The name of the campaign has changed over time and may change again.]

OBJECTIVE 2:

Ensure public health, safety and a clean urban environment by continuously providing Solid Waste Collection services to City residents and businesses.

Policy 2.1:

Solid Waste Collection Services will continue to be provided and will be sufficient to maintain a level of service standard of seven (7) lbs per person per day.

Policy 2.2:

The City will continue to serve low density residential areas and private sector collectors will continue to provide services to commercial and by higher density residential use. The City will continue to enforce all City regulations regarding the disposal and collection of Solid Waste.

Policy 2.3:

Maintain an efficient and adequate Solid Waste Collection equipment that is capable of serving the public needs according to the service standard adapted in policy 2.1.

Policy 2.4:

In the allocation of fund for the provision of Solid Waste services, first priority will be given to those improvements and programs which are necessary to protect the health, safety and the integrity of the environment, and meet federal, state and local legal and regulatory requirements. Second priority in the allocation of funds will be given to improvements which are necessary to

meet existing deficiencies in capacity or services, or require to replace or repair needed equipment. Third priority will be given to those projects which increase the extent of service.

OBJECTIVE 3:

The City will continue to support the Miami-Dade County program for the recycling of solid waste materials and a reduction in the volume of waste set aside for collection and disposal, as it relates to the City's area of responsibility.

Policy 3.1:

The City will encourage residents to reduce the volume of yard and tree trimming set aside for disposal by providing the method of composting.

Policy 3.2:

The City will consider the development of reuse and/or recycling program for used aluminum cans, plastics, tires, waste, oils and similar recycling materials.

Policy 3.3:

The City will advise business as to the proper disposal of recyclable packaging materials by appropriate educational program.

Policy 3.4:

The City will apply for any state funds available for recycling solid waste, as it related to the City's area of responsibility.

OBJECTIVE 4:

The City will work in conjunction with Miami-Dade County's efforts to implement the County's Solid Waste Disposal and Resource Recovery Management Plan.

Policy 4.1:

The City will encourage the County to utilize "amnesty days" to encourage small volume non-commercial producers of hazardous waste to safely dispose of such waste.

Policy 4.2:

The City will support Miami-Dade County's hazardous waste temporary storage and transfer facility located in non-populated areas.

Policy 4.3:

The City will seek to work with the Solid Waste Division of the Public Works Department to jointly develop methodologies and procedures to regularly update estimates of system demand and capacity since the Solid Waste disposal system is a Countywide system.

STORM DRAINAGE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

ADEQUATE STORMWATER DRAINAGE WILL BE PROVIDED TO AFFORD REASONABLE PROTECTION FROM FLOODING AND TO PREVENT DEGRADATION OF QUALITY OF RECEIVING WATERS.

OBJECTIVE 1:

The City will continue to address the most critical drainage problems in the areas of the highest intensity of development. They should be done in a way that contributes to the conservation of groundwater as a future potable water supply.

Policy 1.1:

The City will continue to implement exfiltration drainage projects throughout Sweetwater.

Policy 1.2:

By 2012-2023 a minimum of 20 percent of the City's storm sewer will be designed for a 5-year one-hour storm event.

[Rationale for change: The City is in the process of meeting this Policy.]

OBJECTIVE 2:

Reduce the amount of pollutants affecting surface waters.

Policy 2.1:

Continue, and increase where required the frequency and extent of street sweeping in order to minimize the quality of debris and other pollutants going into stormwater structures.

Policy 2.2:

The requirements of the South Florida Building Code originated with the S.F.W.M.D. & D.E.R.M., for the on-site retention of the first inch of storm water runoff will be continued to be enforced by the City.

POTABLE WATER ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

ENSURE THAT THE PROVISION OF POTABLE WATER TO ALL CITY RESIDENTS AND WORKERS IS DONE IN A MANNER WHICH PROMOTES THE PUBLIC HEALTH, SAFETY, OPERATIONAL EFFICIENCY AND IS BENEFICIAL TO LAND USE PATTERNS.

OBJECTIVE 1:

Development or redevelopment will not be allowed to receive a certificate of occupancy or its functional equivalent unless and until there is adequate potable water transmission capacity in place and available to serve to serve the proposed development.

[Rationale for the changes indicated below in this Element: Each of these proposed changes is in response to adopted regulations at other government levels, as indicated in each item.]

Policy 1.1:

The City shall follow standards as specified by the Miami-Dade Water and Sewer Department.
~~secure adequate potable water supply from the Miami-Dade Water and Sewer Department to provide an average of 155 gallons of potable water per capita per day. In addition, the City shall enforce the following standards through its interlocal agreement with the Miami-Dade Water and Sewer Department:~~

~~a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.~~

~~b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:~~

Land Use Min.	Fire Flow
(gpm)	
Single Family Residential Estate	500
Single Family and Duplex; (Residential on minimum lots of	750
Multi-Family Residential;	1,500
Semiprofessional Offices Hospitals; Schools	2,000
Business and Industry	3,000

~~c) Water quality shall meet all federal, state, and county primary standards for potable water.~~

~~d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.~~

[Rationale for Change: Standards change over time. So as not to have to update this item repeatedly, the City should commit to following County standards, as the standards themselves may change multiple times before the next Comprehensive Plan update.]

OBJECTIVE 2:

Support Miami-Dade County and the South Florida Water Management District to develop and implement a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand.

Policy 2.1:

Promote an educational program to residents, and business consumers which will discourage waste and consume water.

Policy 2.2:

Enforce requirements, and establish new requirements and procedures as needed, to ensure that low water usage plumbing fixtures are used in all building and encouraged in building additions.

Policy 2.3:

Support the development and implementation of the Water Supply Facilities Work Plan and by developing alternative water supply projects creating a comprehensive water supply plan, and enhancing consumptive use permitting, and other such activities that correspond the Regional Plan, including identifying funding to carry out such projects.

OBJECTIVE 3:

Coordinate with Miami-Dade County for their provision of potable water services at the most efficient scale of production and delivery consistent with citizen choice and participation and encourage increasing the effectiveness and efficiency of existing public facilities to the maximum extent possible.

Policy 3.1:

Improve the coordination between the City and County, by jointly developing methodologies and procedures for biannually updating estimates of system capacity and demand, and to develop maintenance procedures and to ensure sufficient potable water capacity is provided to serve existing and future developments.

Policy 3.2:

Coordinate City of Sweetwater's Water Supply Facilities Work Plan with the Work Plans of the Miami-Dade County Water and Sewer Department and the South Florida Water Management District.

OBJECTIVE 4:

The City of Sweetwater shall comply with its 20-year Water Supply Facilities Work Plan (Work Plan) as required by section 163.3177(6)(c), F.S. ~~within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on February 15, 2007.~~ The Work Plan will be updated, at a minimum, every 5 years. The City's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 20-year period.

Policy 4.1:

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's most recent regional Water Supply Plan ~~adopted February 15, 2007~~ and with the most recent Miami-Dade County 20-Year Water Supply Facilities Work Plan ~~adopted April 24, 2008~~. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

OBJECTIVE 5:

Implement recommendations found in the County's Water Conservation Plan, Miami-Dade County Code, Section 32-83.1.

Policy 5.1:

If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.

Policy 5.2:

The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all retrofitted residential and commercial projects.

Policy 5.3:

~~The City will require the use of high-efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects, as required by the Miami-Dade County Water Use Efficiency Standards Ordinance 08-100 and Manual and adopt an Ordinance to effectuate the same by January 1, 2010.~~

[Rational for change: The above policy appears to duplicate the intent of Policy 5.2 The City wishes to encourage such items, not necessarily require them.]

Policy 5.4: 5.3:

The City shall encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.

Policy 5.5-5.4:

The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 5.6: 5.5:

The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the Lower East Coast Water Supply Plan.

Policy 5.7: 5.6:

The City shall require all future developments to comply with the landscape standards in Sections 18-A and 18-B, Code of Miami-Dade County.

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INTRODUCTION

The purpose of the City of Sweetwater Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the local government's jurisdiction. Chapter 163, Part II, F.S., requires local governments to prepare and adopt Work Plans into their comprehensive plans within 18 months after the water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan Update* was approved by the South Florida Water Management District (SFWMD) on ~~February 15, 2007~~ September 12, 2013. ~~Therefore, the deadline for local governments within the Lower East Coast jurisdiction to amend their comprehensive plans to adopt a Work Plan is August 15, 2008.~~

[Rationale for change: This reflects the most recent version of the document.]

Residents of the City of Sweetwater obtain their water directly from the Miami-Dade County Water and Sewer Department (WASD), which is responsible for ensuring that enough capacity is available for existing and future customers.

The City of Sweetwater Water Supply Facilities Work Plan (Work Plan) will reference the initiatives already identified in Miami-Dade County's 20-year Work Plan since the City is a retail buyer. According to state guidelines, the Work Plan and the comprehensive plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period. The City of Sweetwater Work Plan will have the same planning time schedule as Miami-Dade County's 20-year Work Plan.

The City's Work Plan is divided into five sections:

Section 1 – Introduction

Section 2 – Background Information

Section 3 – Data and Analysis

Section 4 – Work Plan Projects/Capital Improvement Element/Schedule

Section 5 – Goals, Objectives, and Policies

1.0 Statutory History

[Rationale for the changes indicated below in this Element: Each of these proposed changes is in response to adopted regulations at other government levels, as indicated in each item.]

The Florida Legislature has enacted bills in the 2002, 2004, and 2005, and 2011 sessions to address the state's water supply needs. These bills, especially in particular Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local governments. In

addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

Each local government must comply with the following requirements:

1. Coordinate appropriate aspects of its comprehensive plan with the appropriate water management district's regional water supply plan, [163.3177(4)(a), F.S.]
2. Ensure that its future land use plan is based upon availability of adequate water supplies and public facilities and services [s.163.3177 (6) (a), F.S., effective July 1, 2005]. Data and analysis demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Map amendments submitted to the Department for review. ~~The submitted package must also include an amendment to the Capital Improvements Element, if necessary, to demonstrate that adequate public facilities will be available to serve the proposed Future Land Use Map modification.~~
3. Ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy [s.163.3180 (2)(a), F.S., effective July 1, 2005]. ~~This "water supply concurrency" is now in effect, and local governments should be complying with the requirement for all new development proposals. In addition, local governments should update their comprehensive plans and land development regulations as soon as possible to address these statutory requirements. The latest point at which the comprehensive plan must be revised to reflect the concurrency requirements is at the time the local government adopts plan amendments to implement the recommendations of the Evaluation and Appraisal Report (EAR).~~
4. For local governments subject to a regional water supply plan, revise the Sanitary Sewers, Solid Waste, Storm Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Elements, within 18 months after the water management district approves an updated regional water supply plan, to:
 - a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the updated regional water supply plan, or the alternative project proposed by the local government under s. 373.0364(7) 709 9(8), F.S. [s. 163.3177(6)(c), F.S.];
 - b. Identify the traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the local government's jurisdiction [s. 163.3177(6)(c), F.S.]; and
 - c. Include a water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development. [s. 163.3177(6)(c), F.S.] ~~Amendments to incorporate the water supply facilities work plan into the comprehensive plan are exempt from the twice-a-year amendment limitation. [s. 163.3177(6)(e), F.S.]~~

5. Revise the Five-Year Schedule of Capital Improvements to include any water supply, reuse, and conservation projects and programs to be implemented during the five-year period. [s. 163.3177(3)(A)(4), F.S.]

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation Element to assess projected water needs and sources for at least a 10-year planning period, considering the appropriate regional water supply plan, the applicable District Water Management Plan, as well as applicable consumptive use permit(s). [s.163.3177 (6)(d), F.S.]. The plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable regional water supply plan [s. 163.3167(9), F.S.]

~~If the established planning period of a comprehensive plan is greater than ten years, the plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for established planning period, considering the appropriate regional water supply plan. [s.163.3167 (13), F.S.]~~

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with applicable regional water supply plans and regional water supply authorities' plans. [s.163.3177(6)(h)1., F.S.]

8. ~~Address in the EAR, the extent to which the local government has implemented the 10-year water supply facilities work plan, While an Evaluation and Appraisal Report is not required, local governments are encouraged to comprehensively evaluate, and as necessary, update comprehensive plans to reflect changes in local conditions. The evaluation could address the extent to which the local government has implemented the need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, bulk sales agreements, and conservation and reuse programs are meeting local water use demands. [s.163.3191 (2)(1)(3), F.S.]~~

2.0 BACKGROUND INFORMATION

2.1 Overview

The City of Sweetwater, was incorporated in 1941, making it the ninth municipality established in Miami-Dade County. The original boundaries of the City encompassed an area approximately 0.8 square miles bounded by Southwest 100th Avenue to the east, Southwest 8th Street (Tamiami Trail) to the south, Southwest 117th Avenue (the Homestead Extension of the Florida Turnpike) to the west, and NW 7th Street to the north. The City is surrounded by unincorporated Miami-Dade County to the north and west, and unincorporated Miami-Dade County to the east, and Florida International University's University Park Campus to the south.

The City of Sweetwater is substantially built-out. Between 1990 and 2000, the City of Sweetwater population grew from 13,909 to 14,226, an increase of two percent. The University of Florida Bureau of Economic and Business Research (BEBR) estimated that the City's population has increased to 14,251 residents as of April 1, 2008. This relatively minor population growth is reflective in the fact that the City is substantially built-out, with future development potential and population

growth limited by the scarcity of vacant and developable land. The potential expansion of the City's current boundaries through annexations is the only factor which might result in significant population increase during the planning period. This could only occur if the City Commission pursues annexation.

In 2005, an evaluation of existing gross acreage by land uses revealed that 350 acres or 68.62% of the total gross acreage in the city is dedicated to residential use. The remaining gross acreages are allocated to non-residential such as commercial and office (3.4%); parks and recreation (1.99%); education, religious and cultural (2.76%); public administration (0.34%); and transportation, communication, utilities (22.89%).

The 2005 EAR Amendments included Future Land Use Map Amendments which made changes from Multi-Family, Commercial and Office uses to Mixed-Use land use. The mixed-use land use totals 35.3 acres at a maximum of 105 units per acre and shall have a floor area ratio not to exceed 4.0. In a Mixed-use Residential/Commercial development, a single use shall occupy no more than 98% of the development. The allowed types of uses for the new Mixed-use Residential/Commercial land use category will consist of: residential, business, hotels, government, office uses and similar uses permitted by the City. The increase in land use density to the maximum allowable development for this proposed mixed-use corridor results in 3,702 dwelling units, 3,215 due to changes in land use density. Currently the area along these corridors is occupied by townhouses, businesses in one-level structures, and parking for visitors of strip malls.

2.2 Relevant Regional Issues

As the state agency responsible for water supply in the Lower East Coast planning area, the SFWMD plays a pivotal role in ensuring an adequate supply of water to protect, enhance and restore natural systems; meet population demands; and address all other existing and projected needs for water supply. The SFWMD 2013 Lower East Coast Water Supply Plan Update (LEC Plan) identified several current issues of importance to the region's water supply including: resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the Governing Board initiated rule making to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007 as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, mandates the development of alternative water supplies, and increasing conservation and reuse.

1. The need to reduce reliance on regional system for future water supply by developing alternative water supplies;
2. The need for increased conservation, reclamation and re-use methods in order to reduce per capita use and delay or avoid adding capacity;
3. The need to better integrate energy and water management;
4. The need to consider climate change and its hydrogeological effect such as sea level rise and salt water intrusion in water supply planning;
5. The need to limit withdrawals from both the Surficial Aquifer System and surface water from Lake Okeechobee;
6. The need to relieve pressure on the Everglades ecosystem by seeking alternative water supply sources that are not dependent upon the Everglades for recharge as per the 2007 Regional Water Availability Rule;
7. The need to reduce nutrient loadings to the environment by eliminating the use of six ocean outfalls in southeastern Florida as the primary means of disposal for treated domestic wastewater by December 20, 2025 as per the 2008 Leah g. Schad Ocean Outfall Program.

The primary concern for Miami-Dade County Water and Sewer Department (WASD), which supplies potable water to the City of Sweetwater, is salt water intrusion into the freshwater Biscayne aquifer – the County's primary source of drinking water. While results of initial evaluation and data analysis indicate that wellfields will not be impacted by salt water intrusion and will be able to continue to operate as designed for the next thirty years, further modeling is currently underway by the County to extend the planning scenarios fifty years out. The City of Sweetwater fully supports actions by the WASD which help to address climate change such as salt water intrusion monitoring, groundwater modeling and conducting infrastructure assessments.

The City of Sweetwater works closely with WASD to achieve targeted water conservation goals as outlined in the "Miami Dade Water and Sewer Department 20-year Water Use Efficiency Goal Based Plan" approved by SFWMD in May 2007. Included in the water use efficiency plan are

the Water Conservation Best Management Practices (BMP) along with a countywide BMP implementation schedule, costs and water savings projections expected to reduce potable water demand by 19.62 MGD between now and 2033. Water conservation within the WASD service area is in accordance with SFWMD Water Use Permit No. Re-Isse 13-00017-W, Limiting Condition Nos. 45 and 49 and Exhibit 27.

The City of Sweetwater will continue to consider and to implement water-saving practices while expanding goals, objectives, and policies in the comprehensive plan that promotes water conservation in a cost-effective and environmentally sensitive manner as needed. Examples include but are not limited to the following:

- Water conservation plan
- Water conservation base rate structure
- Landscape / Irrigation ordinance
- Leak detection and meter testing, repair and replacement program conducted annually
- Water audit of operations to reliably track water consumption and loss
- Public education program that raises public awareness of water conservation and promotes responsible behavior consumer rebates for high-efficiency toilets and energy efficient bathroom or kitchen retrofits

3. DATA AND ANALYSIS

The intent of the data and analysis section of the Work Plan is to describe the information that local governments need to provide to state planning and regulatory agencies as part of their proposed comprehensive plan amendments, particularly those that would change the Future Land Use Map (FLUM) to increase density and/or intensity.

3.1 Population Information

The City's existing and future population figures are derived by Miami-Dade County Planning and Zoning Department (MDPZ) and Miami-Dade Water and Sewer Department (WASD). Between 1990 and 2000, the City of Sweetwater population grew from 13,909 to 14,226, an increase of two percent. The City's 2005 Evaluation Appraisal Report (EAR) predicted a decline in population, based on the projections prepared by MDPZ, in 2008 it was estimated that the City's population had decreased to 13,645 residents.

Table 1. City of Sweetwater, Population Projection Comparisons

<u>Year</u>	<u>MDPZ</u>	<u>MDWA</u>
2008	13.645	13.126
2010	14.168	13.794
2015	15.039	15.463
2020	15.921	17.132
2025	16.803	18.802
2030	17.685	20.471

Year MDPZ

<u>2008</u>	<u>13,645</u>
<u>2010</u>	<u>14,168</u>
<u>2014</u>	<u>18,893</u>
<u>2015</u>	<u>19,018</u>
<u>2020</u>	<u>19,645</u>
<u>2025</u>	<u>20,272</u>
<u>2030</u>	<u>20,899</u>
<u>2033</u>	<u>21,275</u>
<u>2035</u>	<u>21,526</u>

Source: Miami-Dade Planning and Zoning (M-D P&Z), Exhibit C-8. ~~MDWASD figures include populations outside of City boundaries.~~

By ~~2015~~2020, the City's population is anticipated to increase to ~~15,039~~19,645; ~~2020~~2025 to ~~15,921~~20,272; and ~~2025~~2030 to ~~16,803~~20,899. From ~~2007-2010~~ to 2025, the population is expected to grow by ~~23%~~43%. This population growth is reflective of the fact that the City has future development potential. Please note that the population data obtained from the Miami-Dade County Planning and Zoning (P&Z) Department was derived from Transportation Analysis Zones (TAZs) and that the Consolidated Water Use Permit Application (No. 040511-5) submitted to South Florida Water Management District (SFWMD) in July 2005 indicates that the population data presented in this section was accepted by SFWMD for its use in the Lower East Coast (LEC) Plan 2005-2006 update. The Lower East Coast (LEC) Plan 2005-2006 update was approved on February 15, 2007.

3.2 Maps of Current and Future Areas Served

The City of Sweetwater is served by the Miami-Dade Water and Sewer Departments South and Central water treatment plants.

The map depicting current and future City boundaries served by the WASD are provided in Figure C-5.

HIGHWAY
2000



3.3 Potable Water Level of Service Standard

Policy 1.1 of the Potable Water Element in the adopted Comprehensive Plan sets the level of service (LOS) standard for potable water at 155 gallons per capita per day. This policy also requires water delivered at a rate between 20 and 100 pounds per square inch. In 2005-2015, the City used 154 71 gallons per capita per day. Using population and water demand figures provided by the Miami-Dade Water and Sewer Department, the 2010 actual LOS is 155 71 gallons per capita per day.

[Rationale for this change: This accurately reflects information subsequent to the previous EAR.]

The Miami-Dade Water and Sewer Department (WASD) is in charge of maintaining the water distribution and treatment facilities which it retails to the City of Sweetwater. Water service is provided through the Alexander Orr Water Treatment Plant. Currently the potable water system serves all non-residential and residential land uses in Sweetwater.

The City at this time does not consider the need for revisions to or additional standards for residential and non-residential uses within the water distribution service area.

3.4 Population and Potable Water Demand Projections by Each Local Government or Utility

	WATER SUPPLY UTILITY SERVICE WITHIN WATER DISTRIBUTION SERVICE AREA*											
SERVICE AREA	POPULATION PROJECTIONS (WASD)						WATER SUPPLY DEMAND (MGD)					
YEAR	2008	2010	2015	2020	2025	2030	2008	2010	2015	2020	2025	2030
Sweetwater	13,126	13,794	15,463	17,132	18,802	20,471	2.00	2.14	2.40	2.66	2.91	3.17

	WATER SUPPLY UTILITY SERVICE WITHIN WATER DISTRIBUTION SERVICE AREA*											
SERVICE AREA	POPULATION PROJECTIONS (WASD)						WATER SUPPLY DEMAND (MGD)					
YEAR	2015	2020	2025	2030	2033	2035	2015	2020	2025	2030	2033	2035
Sweetwater	19,018	19,645	20,272	20,899	21,275	21,526	0.6762	0.6778	0.6799	0.6999	0.7128	0.7219

Population projections provide by Miami-Dade Water and Sewer Department 2010 population data. Water Supply Demand calculated by the Metropolitan Center of FIU using WASD ratios published in 2007.

3.5 Water Supply Provided by Local Government

The City of Sweetwater is a retail buyer of potable water and has no public water supply storage facilities.

3.6 Water Supply Provided by Other Entities

The Miami-Dade County 20-Year Water Supply Facilities Work Plan is intent on meeting the statutory requirements mentioned in subsection 1.2 of this plan and to coordinate the WASD's water supply initiatives with the SFWMD's *2013 Lower East Coast Water Supply Plan Update*.

The WASD's service area is all portions of Miami-Dade County within the Urban Development Boundary (UDB), excluding all or portions of North Miami, North Miami Beach, Aventura, Sunny Isles, Biscayne park, Miami Gardens, Homestead and Florida City. The areas within the Urban Expansion are included in the planning horizon after 2015. The following summarizes Miami-Dade County's Work Plan:

- Description of population and water demand projections (Exhibit C-1, Water Supply Service Area, Retail Customers by Municipality provides municipal population projections and projected AADF "Annual Average Daily Flow" finished water based on 155 gallons per capita per day (gpcd). The population information was derived from Miami-Dade County Department of Planning and Zoning Transportation Analysis Zone (TAZ) 2008 population data. This subsection also provides a brief discussion of WASD's conservation and reuse programs.);
- The Water Supply Facilities Work Plan details the facilities and proposed alternative water supply (AWS) projects that are planned in order to meet the water demands through 2027 ~~2035~~. These projects are expected to be completed in increments consistent with the projected growth set forth in the Plan. The AWS projects and annual average daily demand (AADD) assumes that all current wholesalers will remain in the WASD system through 2027, except for the City of North Miami Beach. The AWS projects are included in the County's Capital Improvement Element.

In the 20-Year Work Plan, the WASD is committed to meet the water demand for the municipalities within the service area. The City of Sweetwater is served by the Alexander Orr, Jr. subarea water treatment plant. This subarea is comprised of a high pressure system with two major piping loops. This subarea delivers water to nearly all of Miami-Dade County south of Flagler Street to SW 248th Street, including Virginia Key, Fisher Island, the Village of Key Biscayne and, upon request, to the City of Homestead, and Florida City. The Alexander Orr, Jr. subarea, water treatment plant is supplied by four water supply wellfields (Alexander Orr, Jr. capacity 74.4 MGD; Snapper Creek – capacity 40.0 MGD; Southwest – capacity 161.16 MGD; and West capacity 32.4 MGD), with a total designed capacity of approximately 308 MGD. In this subarea, there are also Upper Floridan Aquifer wells at two of the wellfields (West Wellfield and the Southwest Wellfield). These wells have a total capacity of 25.20 MGD. WASD anticipates using these wells for storage of fresh Biscayne Aquifer water during the wet

season (when operating water levels in the canal allows) for extraction and use in the dry season. In order to use the Upper Floridan Aquifer wells, the WASD designed an ultra-violet (UV) light disinfection system for each ASR site to treat the Biscayne aquifer water before injecting in the Florida Aquifer.

3.7 Conservation

The City intends to encode in Ordinance water conservation policies found in the Comprehensive Plan. These include policies alerting and educating residents of water conservation and policies the installation of ultra low-volume plumbing fixtures, limiting landscape irrigation hours, and requiring the use of xeriscape landscaping techniques for new development. These policies are consistent with existing policies adopted by Miami-Dade County, Ordinance 91-15 (adopted February 5, 1991).

3.7.1 County-wide Issues

The Miami-Dade Water Use Efficiency Plan

Currently, the WASD is implementing all Best Management Practices (BMPs) included in the 20-year Water Use Efficiency Plan, which was approved by the South Florida Water Management District in May 2007.

Water Conservation Plans and Development Codes

In addition, all of the WASD's wholesale customers are required to submit a Water Conservation Plan to its Water Use Efficiency Section as mandated by County Ordinance 06-177, Section 32-83.1 of the Miami-Dade County Code. The Plan will identify BMPs based on population characteristics and type of service for each municipal service area.

In addition, Miami-Dade County has developed recommendations for new development that would achieve higher water use savings than currently required by code. The recommendations were developed by an Advisory Committee and were presented to the Board of County Commissioners (BCC) on June 5, 2007. These water conservation recommendations were adopted by ordinance on February 5, 2008. The Ordinance requires that a manual for implementation of the recommendations be developed by July 2008. These water efficiency recommendations represent an additional 30 percent to the water savings identified in the 20-year Water Use Efficiency Plan. All applicants will be required to comply with these future code requirements. The list of recommendations submitted to the BCC and the ordinance relating to water use efficiency standard are presented in Appendix D of the County Water Supply Facilities Plan.

Per Capita Consumption

Furthermore, the WASD will has established per capita consumption for all municipalities including those in its retail customer service area. Based on this data, the WASD will work with the municipalities to address those with higher than average per capita and will target programs **for those areas. The**

County anticipates that the implementation of the BMPs identified in the 20□ year Water Use Efficiency Plan will result in an adjusted system wide per capita of 147.82 gpcd by 2027.

3.7.2 Local Government Specific Actions, Programs, Regulations, or Opportunities

The City will coordinate future water conservation efforts with the WASD and the SFWMD to ensure that proper techniques are applied. In addition, the City will continue to support and expand existing goals, objectives and policies in the comprehensive plan that promotes water conservation in a cost□effective and environmentally sensitive manner. The City will continue to actively support the SFWMD and Miami□Dade County in the implementation of new regulations or programs that are design to conserve water during the dry season.

3.7.3 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS

3.8 Reuse

The City of Sweetwater does not own or maintain wastewater facilities. Reclaimed water is currently not available to the City from Miami□Dade. If reclaimed wastewater irrigation does become available the City will coordinate with MDWASD to promote its use.

3.8.1 Regional and Countywide Issues

State law supports reuse efforts. For the past years, Florida’s utilities, local governments, and water management districts have led the nation in implementing water reuse programs that increase the quantity of reclaimed water used and public acceptance of reuse programs. Section 373.250(1) F.S. provides that “water reuse programs designed and operated in compliance with Florida’s rules governing reuse are deemed protective of public health and environmental quality.” In addition, Section 403.064(1), F.S., provides that “reuse is a critical component of meeting the state’s existing and future water supply needs while sustaining natural systems.”

The City of Sweetwater supports water reuse initiatives under consideration by both the SFWMD and Miami□Dade County. The County has committed to implement a total of 170 117.5 MGD of water reuse as noted in the County’s 20□year water use permit. In the 20□year Work Plan, the County identified a number of water reuse projects and their respective schedule. According to the Plan, “reuse projects to recharge the aquifer with highly treated reclaimed water will be in place before additional withdrawals over the base condition water use are made from the Alexander Orr and South Dade subarea wellfields. In addition, reuse irrigation projects are anticipated for the North and Central District Wastewater Treatment Plants. These projects will be implemented in the Cities of North Miami and North Miami Beach, and are currently under construction for Key Biscayne.”

3.8.2 Local Government Specific Actions, Programs, Regulations, or Opportunities

The City will support the SFWMD and Miami-Dade County water reuse projects, and implementation of new regulations or programs designed to increase the volume of reclaimed water used and public acceptance of reclaimed water.

3.8.3 Identify any Local Financial Responsibilities as Detailed in the CIE or CIS

The City of Sweetwater is a retail customer of the Miami-Dade County Water and Sewer Department and is not financially responsible for the **distribution of potable water**.

4.0 CAPITAL IMPROVEMENTS

This section provides a brief description of the City of Sweetwater Capital Improvements Program and Policies for Water Supply.

4.1 Work Plan Projects

The City has identified several projects that are to be implemented over the next several years to improve existing utilities. The below Table, reprinted from Miami-Dade County Comprehensive Plan, reflects a list of projects, project costs and the fiscal year in which the cost is anticipated to be incurred.

4.2.1 Capital Improvements Element/Schedule

The below table lists scheduled County Water Supply improvements.

Table 1 Alternative Water Supply and Wastewater Reuse Projects 2007- 2030				
Project No/ CIE Table, ¹	Project Name ²	Project Description	Construction Timeframe	Estimated Cost (\$million)
Alternative Water Supply Projects				
17, Table 12	South Miami Heights WTP and Wellfield (24 mgd)	Reverse osmosis and ultra-filtration membranes provide treatment of 20 mgd of Biscayne aquifer water from 10 wells.	2007-2012	158.7
	Hialeah Floridan Aquifer R.O. WTP	A new upper Floridan aquifer reverse osmosis water treatment plant is to be constructed in the northern part of the County (i.e., Hialeah). The WTP will directly utilize the Floridan Aquifer as the alternative water supply using the RO treatment to remove salt.	2007-2012 2015-2018 2025-2028	93 26 9.7
20D, Table 12 22, Table 12 23, Table 12 20A, Table 12	Phase 1 (10 MGD) Phase 2 (5 MGD) Phase 3 (2.5 MGD) Floridan Aquifer Blending (and MSR) at Alexander Orr, Jr. Water Treatment Plant (7.4 MGD)	This project uses the brackish Floridan Aquifer water to blend with the fresh Biscayne Aquifer raw water. Also these wells will be used for storage of fresh Biscayne Aquifer water in the Floridan Aquifer during the wet season for extraction and use in the dry season.	2007-2007	6.4
20C, Table 12	Floridan Aquifer Blending at Hialeah-Preston WTP (4.6-7 MGD)	Construction of two Floridan Aquifer blending wells to supply raw water to the Hialeah-Preston WTP complex. This project will blend Floridan Aquifer water with the raw water supply.	2008-2010	10.5
Wastewater Reclamation Projects				
28, Table 8	North District WWTP Reuse Projects (7.0 MGD)	Five MGD of this reclaimed water (e.g. purple pipe) irrigation project will be pumped to the City of North Miami Beach and 2 MGD will be used to replace current potable water irrigation in the service area.	2007-2012	26.8
29, Table 8	Central District WWTP Reuse Project (1.0 MGD)	This reclaimed water (e.g. purple pipe) irrigation project will replace potable water irrigation at Crandon Park and certain areas of Key Biscayne.	2007-2014 ²	15.3
30, Table 8	South District WRP Groundwater Recharge Phase 1 (18.6 mgd)	This Groundwater Replenishment project provides advanced treatment to secondary effluent. Technologies include micro-filtration, reverse osmosis and UV light for disinfection. The highly treated reclaimed water would be piped to areas upgradient of the South Miami Heights wellfield and discharged into the groundwater through underground trenches.	2007-2013	357.5
31, Table 8	West District W.R.P. Canal Recharge Phase 2 (21 mgd)	This water reclamation plant project includes the construction of a new wastewater plant incorporating technologies capable of achieving those	2015-2020	298

¹ CIE Table References are per CIE adopted on March 28, 2007 and revised by Ordinance No 07-73 adopted on June 6, 2007.

² Project Names are per Water Use Permit approved November 15, 2007.

Project No/ CIE Table. ¹	Project Name ²	Project Description	Construction Timeframe	Estimated Cost (\$million)
32, Table 8	West District W.R.P. Canal Recharge Phase 3 (16 mgd)	treatment levels required for canal recharge or any other alternative discharge that may be approved. This plant will be expanded for Phase 3.	2021-2026	217.5
28, Table 8	Biscayne Bay Coastal Wetlands Rehydration (1 mgd)	The Biscayne Bay Coastal Wetlands Rehydration program and Aquifer Recharge Pilot studies are projects that will help the County reach its effluent reuse goals. The wetland rehydration process requires thorough removal of nutrients from the reuse water. Results of the pilot project, which will test different treatment technologies and to gain insights into the biological and ecological response of typical wetlands to highly treated effluent, will help to optimize the treatment system and the preferred areas for rehydration to maximize the benefits to the wetlands and to the Bay. The pilot project will lay the foundation for the full scale rehydration project.	2008-2011	18.2
27, Table 8	Aquifer Recharge Pilot Study (20,000 gpd)		2008-2010	1.02
33, Table 8	Biscayne Bay Coastal Wetlands Rehydration Demonstration Project (75.7 mgd)		2010-2021	621

5.0 GOALS, OBJECTIVES AND POLICIES

The following Comprehensive Plan goals, objectives and policies are consistent with the Water Supply Facilities Work Plan.

Future Land Use Element

Objective 5

All development orders and permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 5.4

All development in areas not provided central water and sewer services shall be governed by the provisions of s. 381.272, F.S., regulating on-site sewage disposal systems; and Chapter 10D-6, F.A.C., which regulates the installation of individual sewage disposal facilities.

Policy 5.5

Require adequate water supplies to be in place no later than the issuance of a certificate of occupancy.

Policy 7.1

Requests for development orders or permits shall be coordinated, as appropriate, with Miami-Dade County, special districts, the South Florida Regional Planning Council, the South Florida Water Management District and State and Federal agencies.

- a) Coordinate local government water supply plans with the water management district and regional water supply plans, including plans for water conservation, consumptive use permitting, and other water resource protection and sustainability.
- b) The land development code shall require that adequate water supplies be in place and available to serve new development no later than the issuance of a certificate of occupancy or its equivalent.

Sanitary Sewers Element Objective 1

1.1 Initiate a wastewater improvement program within the City geared to serve ten (10) percent of the residences and businesses which presently are on septic tanks by 1993.

1.2 Encourage the County to continue providing wastewater services which are adequate to meet the needs of existing and future populations.

Policy 1.1

Develop a capital improvement element to ensure that sanitary sewer projects within the City, including sewer hookups, are developed in a timely manner.

Policy 1.3

Support actions to expand the wastewater treatment facilities capacities by Miami-Dade County Water and Sewer Department (WASD) as expressed in the report 201 plan, provided that such actions are in agreement with the goals and objectives of the City's Comprehensive plans.

Policy 1.4

Ensure that new development and major residential additions are hooked up to existing sewer systems.

Objective 2

The City will continue to implement procedures to ensure that existing facilities deficiency are corrected and that adequate facility capacity will be available to meet the City's future needs.

Policy 2.1

To ensure an adequate level of service for sanitary sewer that meet the following level of service standards:

1. Wastewater treatment plants shall operate with physical capacity no less than the annual average daily sewage flow.
2. Effluent discharged from wastewater treatment plants shall meet all federal, State and County standards.
3. The system shall collectively maintain the capacity to collect and dispose of 102 percent of the average daily sewage system demand for the preceding five years.

Storm Drainage Element Objective 1

The City will continue to address the most critical drainage problems in the areas of the highest intensity of development. They should be done in a way that contributes to the conservation of groundwater as a future potable water supply.

Policy 1.1

The City will continue to implement exfiltration drainage projects throughout Sweetwater.

Policy 1.2

By 2012 a minimum of 20 percent of the City's storm sewer will be designed for a 5 year one hour storm event.

Objective 2

Reduce the amount of pollutants affecting surface waters.

Policy 2.1

Continue, and increase where required the frequency and extent of street sweeping in order to minimize the quality of debris and other pollutants going into stormwater structures.

Policy 2.2

The requirements of the South Florida Building Code originated with the S.F.W.M.D. & D.E.R.M., for the on site retention of the first inch of storm water runoff will be continued to be enforced by the City.

Potable Water Element Objective 1

Development or redevelopment will not be allowed to receive a certificate of occupancy or its functional equivalent unless and until there is adequate potable water transmission capacity in place and available to serve the proposed development.

Policy 1.1

The City shall secure adequate potable water supply from the Miami-Dade Water and Sewer Department to provide an average of 155 gallons of potable water per capita per day. In addition, the City shall enforce the following standards through its interlocal agreement with the Miami-Dade Water and Sewer Department:

(a) The regional treatment system shall operate with a rated maximum daily capacity of no less than 2 percent above the maximum daily flow for the preceding year, and an average daily capacity 2 percent above the average daily system demand for the preceding 5 years.

(b) Water shall be delivered to users at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi. Unless otherwise approved by the Miami-Dade Fire Department, minimum fire flows based on the land use served shall be maintained as follows:

Land Use Min.	Fire Flow (gpm)
Single Family Residential Estate	500
Single Family and Duplex; (Residential on minimum lots of 7,500 sf)	750
Multi-Family Residential;	1,500
Semiprofessional Offices Hospitals; Schools	2,000
Business and Industry	3,000

(c) Water quality shall meet all federal, state, and county primary standards for potable water.

(d) Countywide storage capacity for finished water shall equal no less than 15 percent of the countywide average daily demand.

Objective 2

Support Miami-Dade County and the South Florida Water Management District to develop and implement a comprehensive water conservation program to ensure that a sufficient, economical supply of fresh water is available to meet current and future demand.

Policy 2.1

Promote an educational program to residents, and business consumers which will discourage waste and conserve water.

Policy 2.2:

Enforce requirements, and establish new requirements and procedures as needed, to ensure that low water usage plumbing fixtures are used in all building and encouraged in building additions.

Policy 2.3

Support the development and implementation of the Water Supply Facilities Work Plan and by developing alternative water supply projects creating a comprehensive water supply plan, and enhancing consumptive use permitting, and other such activities that correspond the Regional Plan, including identifying funding to carry out such projects.

Objective 3

Coordinate with Miami-Dade County for their provision of potable water services at the most efficient scale of production and delivery consistent with citizen choice and participation and encourage increasing the effectiveness and efficiency of existing public facilities to the maximum extent possible.

Policy 3.1

Improve the coordination between the City and County, by jointly developing methodologies and procedures for biannually updating estimates of system capacity and demand, and to develop maintenance procedures and to ensure sufficient potable water capacity is provided to serve existing and future developments.

Policy 3.2

Coordinate City of Sweetwater's Water Supply Facilities Work Plan with the Work Plans of the Miami-Dade County Water and Sewer Department and the South Florida Water Management District.

Objective 4:

The City of Sweetwater shall comply with its 20-year Water Supply Facilities Work Plan (Work Plan) as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on ~~February 15, 2007~~ September 12, 2013. The Work Plan will be updated, at a minimum, every 5 years. The City's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the City's water demands for a 20-year period.

Policy 4.1:

Coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional 2013 Water Supply Plan ~~adopted~~ approved ~~February 15, 2007~~ September 12, 2013 and with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted April 24, 2008. The City shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District and County plans.

Monitoring Measure: The Work Plan shall remain consistent with the Miami-Dade County 20-Year Water Supply Facilities Work Plan adopted February 4, 2015, which is compatible with the Miami-Dade County Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. The Work Plan will be updated, at a minimum, every 5 years **and within 18**

months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.

Objective 5:

Implement recommendations found in the County's Water Conservation Plan, Miami-Dade County Code, and Section 32-83.1.

Policy 5.1:

If in the future there are issues associated with water supply, conservation or reuse the City will immediately contact WASD to address the corresponding issue(s). In addition, the City will follow adopted communication protocols with WASD to communicate and/or prepare an appropriate action plan to address any relevant issue(s) associated with water supply, conservation or reuse.

Policy 5.2:

The City will encourage the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and Water Sense certified in all retrofitted residential and commercial projects.

Policy 5.3:

The City will require the use of high efficiency toilets, showerheads, faucets, clothes washers and dishwashers that are Energy Star rated and WaterSense certified in all new residential and commercial projects, as required by the Miami-Dade County Water Use Efficiency Standards Ordinance 08-100 (Effective Date January 1, 2009) and Manual and adopt an Ordinance to effectuate the same by January 1, 2010.

Policy 5.4:

The City shall encourage the use of sub-metering for all multi-unit residential development which will include: separate meter and monthly records kept of all major water-using functions such as cooling towers and individual buildings in all new and redeveloped multi-family residential projects.

Policy 5.5

The City will encourage the use of Florida Friendly Landscape guidelines and principals; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

Policy 5.6:

The City will participate, when warranted, in the SFWMD's Water Savings Incentive Program (WaterSIP) for large-scale retrofits as recommended by the 2013 Lower East Coast Water Supply Plan Update.

Policy 5.7:

The City shall require all future developments to comply with the landscape standards in Sections 18-A and 18-B, Code of Miami-Dade County.

Natural Groundwater Aquifer Recharge Element Objective 1

Stormwater management should ensure conservation of groundwater to be used as future potable water supply.

Policy 1.1

Support the County to establish a priority listing of aquifer recharge/drainage improvements needed to correct existing deficiencies, including protection of waterwells from contamination, and also to provide for the future drinking water needs; by exchange of information and citizen's endorsement.

Policy 2.1

Support Federal, State and local governments and agencies in order to achieve protection objectives for regional aquifer recharge by enforcing applicable County and State Regulations.

Conservation Element Objective 2

Protect the quality of all surface waters. This is to be done by cooperating with other government agencies in enforcing and/or implementing applicable regulations.

Policy 2.1

Continue with the design and construction of storm sewer projects that minimized pollutant discharge.

Policy 2.2

Cooperate with other government agencies by exchanging information in order to improve the quality of water in Miami-Dade County.

Policy 2.3

Increase efforts toward maintaining clean streets which will greatly reduce storm water and groundwater contaminants.

Intergovernmental Coordination Element Objective 1

Coordinate the City of Sweetwater comprehensive planning of operational functions with the plans of related authorities, adjacent units of government, the region, and the State whose cooperation is required to accomplish the goals and objectives of the comprehensive plan. They include but are not limited to Miami-Dade County Departments of: Planning, Public Works, Water and Sewer, Community and Economic

Development, Fire, Building and Zoning, Parks and Recreation, Solid Waste, Environmental Resource Management (DERM); Miami-Dade County Board of Public Instruction; South Florida Water Management District and South Florida Regional Planning Council; State of Florida Departments of: Health and Rehabilitation Services, Transportation, Community Affairs, and Natural Resources; and Federal Agencies and Departments.

Policy 1.2

Identify a coordinator within a city department whose responsibility will be to coordinate comprehensive planning activities within city departments, and local, state and federal agencies.

Policy 2.1

Coordinate the establishment and update of level of service standards for public facilities with local, regional and state entities having operational and maintenance responsibility for such facilities.

Capital Improvements Element Objective 1

Capital improvements will be provided to correct any existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities and equipment, as indicated in the 5-year Schedule of Improvements of this element.

Policy 2.2

The City shall continue to require developers of adjacent projects to construct the roadway pavement, drainage and sidewalk improvement required within the adjacent public rights of way, both when the right of way has been dedicated by the developer or when it is not.

Policy 2.3

The City shall continue to enforce the requirement that no project, other than a single family or duplex meeting the septic tank regulations and standards, shall be constructed unless extensions of sanitary sewer lines is constructed simultaneously.

Policy 2.4:

The City shall allow for proportionate fair-share mitigation. The city will adopt by ordinance a methodology for assessing proportionate fair-share mitigation options by 2012.

Policy 3.4:

The City of Sweetwater shall ensure that the 5-Year Capital Improvements Plan is financially feasible.

Policy 3.5:

The CIE provides an analysis, updated annually, for the Five-Year Schedule of Improvements timeframe on the projection of the maximum, non-revenue supported, debt. This analysis is based upon the assumptions that growth in real property value is at a rate commensurate with the projections; that the debt coverage ratio is 1:1.12; and that City approved a property tax levy of 10 mils. The City has adopted CIE policies that the programming of funds for capital facilities and programs will not exceed fiscal capacity; that the City shall confine long-term borrowing to capital improvements that cannot be financed on a "pay-as-you-go" basis; and that bonds shall be structured to be paid back within a period not to exceed the expected useful life of the project.

NATURAL GROUNDWATER AQUIFER RECHARGE GOALS, OBJECTIVES AND POLICIES

GOAL:

PROTECT THE FUNCTIONS OF NATURAL GROUNDWATER AQUIFER RECHARGE AREAS WITHIN THE CITY OF SWEETWATER.

OBJECTIVE 1:

Stormwater management should ensure conservation of groundwater to be used as future potable water supply.

Policy 1.1:

Support the County to establish a priority listing of aquifer recharge/drainage improvements needed to correct existing deficiencies, including protection of waterwells from contamination, and also to provide for the future drinking water needs; by exchange of information and citizens' endorsement.

Policy 1.2:

Support Federal, State and local governments and agencies in order to achieve protection objectives for regional aquifer recharge; by enforcing applicable County and State Regulations.

CONSERVATION ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL:

PROTECT, MAINTAIN, AND RESTORE THE NATURAL RESOURCES QUALITY IN THE CITY OF SWEETWATER TO ENSURE THE HIGHEST ENVIRONMENTAL QUALITY POSSIBLE.

OBJECTIVE 1:

Improve air quality in the City. This is to be done by continuing to support County efforts to meet standards set by the U.S. Environmental Protection Agency (EPA) and to reduce human exposure to air pollution.

Policy 1.1:

Support County efforts to reduce the potential for automobile emissions pollution by programs including alternative transportation modes such as carpooling, public mass transit, employer-based transportation management and the use of flextime.

Policy 1.2:

Work with the County transportation planning agencies to increase the quality of public mass transit services within the City.

Policy 1.3:

Encourage a County-wide effort to require that all gas station pumps within the County be equipped with vapor recovery systems and to encourage measures by the County to verify the quality of motor vehicle air emission equipment.

Policy 1.4:

Support the efforts to reduce air pollution by reducing points of traffic congestion.

OBJECTIVE 2:

Protect the quality of all surface waters. This is to be done by cooperating with other government agencies in enforcing and/or implementing applicable regulations.

Policy 2.1:

Continue with the design and construction of storm sewer projects that minimized pollutant discharge.

Policy 2.2:

Cooperate with other government agencies by exchanging information in order to improve the quality of water in Miami-Dade County.

Policy 2.3:

Increase efforts toward maintaining clean streets which will greatly reduce storm water and groundwater contaminants.

OBJECTIVE 3:

Protect and enhance wherever feasible the flora and fauna in the City of Sweetwater especially native species by requiring a review of development applications.

Policy 3.1:

Develop a landscape ordinance in the City by ~~2012~~ 2023 to preserve, protect and upgrade the quality and quantity of vegetation within public and private properties. Emphasis should be placed upon water conservation, provision of canopy and climatic comfort; screening of undesirable views; use of appropriate native plant materials; increasing the number of street trees and other aesthetic considerations.

[Rationale for change: The City is in the process of meeting this Policy.]

Policy 3.2:

Through the development review process protect existing site vegetation.

Policy 3.3:

The following plants shall not be propagated or planted within the City. In addition, eradication of these species should be carried out on all sites of new development, and redevelopment in the City:

Melaleuca quinquenervia
Schinus terebinthifolius
Casuarina spp
Acacia aruuliformis
Albizia lebbeck
Ardisia solanacea
Dischordia javanica
Cestrum diurnum
Colubrina asiatica
Discorea bulbifera
Eucalyptus camaldulensis
Leucana leucocephala
Ricinus communis
Malaleuca
Brazilian Pepper
Australian Pine
Ear leaf Acacia
Woman's Tongue
Shoebuttan Ardisia
Bishop Wood
Day Blooming Jasmine
Colubrina
Aerial Potato
Eucalyptus
Lead Tree

Castor Bean

OBJECTIVE 4:

Soils resources in the City should be appropriately utilized in keeping with their intrinsic values.

Policy 4.1:

A street parkway improvement program should be initiated in order to minimize the removal of grass and prevent erosion within the street swales.

Policy 4.2:

All sites having soils which cannot properly support proposed structures shall have their soils excavated and replaced with suitable fill material or they shall be otherwise stabilized as necessary to ensure the structural integrity of the proposed development for the expected life of the development and structure under normal use.

OBJECTIVE 5:

The city shall seek to reduce greenhouse gas emissions and conserve energy resources.

Policy 5.1:

The city shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by: reducing building footprints to the maximum extent feasible, and locating building sites away from environmentally sensitive areas; promoting the preservation of natural resources; providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems); promoting energy conservation through design, landscaping and building techniques (i.e. solar power, increased tree canopies); promoting water conservation through landscaping and building design; ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials), and; considering the development of a consider the development and implementation of a green building certification program, with associated regulations, incentives and standards.

Policy 5.2:

The city shall seek to limit greenhouse gas emissions through the implementation of strategies to reduce the number of vehicle miles traveled. These strategies may include but not be the promotion of compact mixed-use development that provides for a mixture of residential and non-residential land uses in a pedestrian friendly environment with multi-modal transportation connectivity to other areas; promoting the use of alternate transportation modes as specified herein, including mass transit, bicycles, and pedestrianism, and; requiring Transportation Demand Management Programs as a condition for development approvals.

RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

PROVIDE PARKS, RECREATION AND OPEN SPACE OPPORTUNITIES THAT SATISFY THE HEALTH, SAFETY AND WELFARE OF ALL CITY RESIDENTS AND THAT ARE AESTHETICALLY APPEALING ENHANCING THE IMAGE AND CHARACTER OF THE CITY.

OBJECTIVE 1:

Provide and maintain a system of parks, recreational and open spaces adequately meeting the needs of the City's population through the year ~~2000~~. 2023.

[Rationale for change: The City is in the process of meeting this Objective.]

Policy 1.1:

City's level of service standard for the provisions of recreational open space will be 1.45 acres of local parks for 1,000 permanent resident population.

Policy 1.2:

The City will maintain an up-to-date park and open space inventory in order to enable accurate measurement of level of service and administration of requirements.

Policy 1.3:

The City will conduct a park-user survey every five years in order to update recreation needs and desires and determine degree of satisfaction with park facilities and equipment.

Policy 1.4:

The City hereby adopts the Standards shown in Table RO-3A as the Recreation Level of Service Standards.

Policy 1.5:

The City will develop a siting and acquisition plan of land parks and open space by ~~2012~~. 2023.

[Rationale for change: The City is in the process of meeting this Policy.]

Policy 1.6:

As needed, the City may create policies and regulations which facilitate the development of additional park space. Such policies can include but not be limited to developer fees for parks, recreation and open space, density bonuses, park and recreation trust fund, etc.

OBJECTIVE 2:

Improve the accessibility to parks and recreational facilities, and quality of recreational programs for all age groups including the handicapped by 2012. 2023.

[Rationale for change: The City is in the process of meeting this Objective.]

Policy 2.1:

Improve physical access to parks recreational sites by auto, bicycle, pedestrian and public transportation.

Policy 2.2:

Improve access for the handicapped. This should be accomplished during the renovation of park facilities.

Policy 2.3:

Increase public awareness of available recreational opportunities through expanded education of information program.

Policy 2.4:

The City will seek to reach agreement with the Miami-Dade County School Board that will result in the development of recreation, fitness and health progress offered during the summer and after normal school hours.

Policy 2.5:

The City will ensure the safety and special recreation needs of children and elderly with the improvements to parks and vicinity areas addressed in the renovation of existing parks.

OBJECTIVE 3:

Undertake a process leading to creation of a Parks Master Plan in order to implement a system to ensure the coordinated provision of parks and recreational open spaces and facilities by a variety of public and private sources by 2012.2023.

[Rationale for change: In order to best address residents' recreational needs, the City will have a Parks Master Plan prepared. The City is in the process of meeting this Objective.]

Policy 3.1:

The City will continue to work with private non-profit groups to expand free or low-cost recreational programming and services offered at park facilities.

[Rationale for change: Whenever possible, the City would prefer that recreational programming and services be provided at little or no financial cost to residents.]

Policy 3.2:

The City will appoint a committee consisting of members of both the private sector and the City to coordinate public and private efforts to provide recreational opportunities.

OBJECTIVE 4:

Improve security and safety within and around City's parks.

Policy 4.1:

The City will install and maintain adequate lighting in all of its parks.

Policy 4.2:

The City will increase public patrol in and around City parks.

Policy 4.3:

The City will conduct safety inspections of recreational equipment and structural facilities and will maintain an adequate number of trained staff at City's parks.

OBJECTIVE 5:

Institute a capital improvements programming criteria to improve parks and recreational facilities in order to maximize the benefits received by the community.

Policy 5.1:

The City will prioritize capital improvements expenditures in accordance with the following criteria: 1) Completion of projects started; 2) Rehabilitation and replacement projects; 3) Outstanding commitments; 4) Addressing existing deficiencies; 5) Address future needs; 6) Maximize operating efficiency.

Policy 5.2:

The City will regularly rehabilitate facilities in need of repair and maintain facilities in good repair in order to ensure public safety, and extend this life and maximize the use of existing facilities. The City will expand existing recreational facilities where required to satisfy the need of the residents.

OBJECTIVE 6:

Improve public parks and public/private open space in a way that is aesthetically appealing, enhancing the image of the City. Provide additional recreation opportunities for the residents.

Policy 6.1:

The City will pay special attention to building and landscaping designs in the renovations of public parks including durable maintenance free material, colors, and plant species which do not require excessive watering.

Policy 6.2:

The City will develop a continue to enforce the County tree ordinance for public and private open space, and will develop urban design guidelines standards for landscaping and open space by 2012-2023.

[Rationale for change: The City is in the process of meeting this Policy.]

Policy 6.3:

The City will implement a City beautification program which promotes the landscaping of road right-of-way and other public/private spaces. Portions of this program will be implemented through the street and park improvement programs.

Policy 6.4:

The City will continue to enforce the zoning ordinance to provide adequate open space and landscaping within private development.

Policy 6.5:

The City will expand the existing recreational buildings at Ronselli Park and the Elderly Neighborhood Center facility as needed.

INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES AND POLICIES

GOAL:

USE AN EFFECTIVE, EFFICIENT AND CONTINUED INTERGOVERNMENTAL COORDINATION BETWEEN LOCAL, REGIONAL, STATE AND FEDERAL GOVERNMENT ENTITIES AND AGENCIES IN ORDER TO INCREASE EFFECTIVENESS AND EFFICIENCY IN THE DELIVERY OF GOVERNMENT SERVICES.

OBJECTIVE 1:

Coordinate the City of Sweetwater comprehensive planning of operational functions with the plans of related authorities, adjacent units of government, the region, and the State whose cooperation is required to accomplish the goals and objectives of the comprehensive plan. They include but are not limited to Miami-Dade County Departments of: Planning, Public Works, Water and Sewer, Community and Economic Development, Fire, Building and Zoning, Parks and Recreation, Solid Waste, Environmental Resource Management (DERM); Miami-Dade County Public School Board; South Florida Water Management District and South Florida Regional Planning Council; State of Florida Departments of: Health and Rehabilitation Services, Transportation, Community Affairs, and Natural Resources; and Federal Agencies and Departments.

Policy 1.1:

Participate in workshops and meetings with other municipalities, agencies, the County, the South Florida Regional Planning Council, and the State in order to coordinate, resolve conflicts, and to look for solutions to common problems including annexation issues and procedures, and to share information.

Policy 1.2:

Identify a coordinator within a city department whose responsibility will be to coordinate comprehensive planning activities within city departments, and local, state and federal agencies.

Policy 1.3:

In subsequent comprehensive plan amendments and/or updates, coordinate with related authorities and adjacent units of government.

Policy 1.4:

Ensure that consideration is given to both the imports of transportation and land use policies originated within or outside the city boundaries by appropriate coordination mechanism.

OBJECTIVE 2:

Establish mechanisms which strengthen the potential for mutual consideration of government actions.

Policy 2.1:

Coordinate the establishment and update of level of service standards for public facilities with local, regional and state entities having operational and maintenance responsibility for such facilities.

Policy 2.2:

The City shall create policies and procedures to facilitate intergovernmental coordination, including but not limited to:

a) The City will participate on the Miami-Dade County Planners' Technical Committee to better interpret and coordinate local comprehensive planning issues and processes with other local jurisdiction and agencies in Miami-Dade County, the South Florida Regional Planning Council and the Florida Department of Community Affairs-and its successor agencies.

[Rationale for change: DCA has become DEO and may change its name again in the future.]

b) The City shall promote a partnership with FDOT, and MPOs and TPOs to meet intermodal and infrastructure needs of transportation systems such as advanced ROW acquisition.

[Rationale for change: The Miami-Dade MPO recently became the Miami-Dade TPO and may change its name again in the future.]

c) The City may utilize the South Florida Regional Planning Council's non-binding dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies, or may use alternative procedures, including agreements authorized by Section 163.3171(4), F.S., or other non-judicial approaches.

d) The City will review the effectiveness of the Development of County Impact procedures with Miami-Dade County as a means of improving development coordination with Miami-Dade County.

e) The City will make full use of the coordination mechanisms built into the intergovernmental review and comment provisions of the Miami-Dade County Local Government Comprehensive Planning and Land Development Regulation Act to seek consistency between the City, neighboring municipalities and the Miami-Dade County Comprehensive Development Master Plan (CDMP).

f) Recognition of Campus master plans requiring that the City enter into formal agreements with local universities, school board and other service providers, and include in their plans, joint processes for collaborative planning and decision-making.

OBJECTIVE 3:

Maximize the utilization of financial and human resources available to the city of Sweetwater.

Policy 3.1:

Participate in intergovernmental committees in order to identify and/or disseminate grant and other pertinent information.

Policy 3.2:

Minimize duplication of governmental services by continued intergovernmental communication.

OBJECTIVE 4:

Promote the uses of interlocal agreements and municipal boundary changes to improve coordination of local development and the effective and efficient delivery of local services.

Policy 4.1:

Support by proper local government coordination the efforts of Miami-Dade County to seek a County Charter change that would permit the Board of County Commissioners to waive the requirements of a vote of resident electors for annexation of unincorporated enclave areas, thereby facilitating elimination of illogical, unincorporated area pockets.

OBJECTIVE 5:

Coordinate the City of Sweetwater with Miami-Dade Public Schools to ensure school concurrency is met. The City of Sweetwater and Miami-Dade County Public Schools shall follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County" and the Comprehensive Land Use Plan's Educational Element for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and the location and extension of public facilities subject to concurrency.

Policy 5.1:

Coordination of Public Schools Facilities Planning. The City of Sweetwater and Miami-Dade County Public Schools shall follow the procedures established in the adopted "Amended and Restated Interlocal Agreement for Public Schools Facilities Planning in Miami-Dade County" and the Comprehensive Land Use Plan's Educational Element for coordination and collaborative planning and decision making of land uses, public school facilities siting, decision making on population projections, and the location and extension of public facilities subject to concurrency. The City shall execute the Interlocal Agreement with Miami-Dade County Public Schools, Miami-Dade County, and other nonexempt municipalities pursuant to Section 163.3177, Florida Statutes, and shall abide by all of its obligations as set forth in the adopted agreement, Florida Statutes, and the Comprehensive Land Use Plan's Educational Element, Intergovernmental Coordination Element and Capital improvements Element. Coordination of the Interlocal Agreement and the City's obligations therein, shall be achieved via participation in the established Staff Working Group of the Interlocal Agreement.

Policy 5.2:

To achieve LOS standards for public schools, the City of Sweetwater shall coordinate with Miami-Dade County Public Schools and other parties to the adopted Interlocal Agreement for Public Schools Facilities Planning to establish, promote, and achieve Level of Service Standards for public school facilities and any amendments affecting public school concurrency.

CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL:

THE CITY SHALL TAKE THE NECESSARY ACTIONS TO PROVIDE NEEDED PUBLIC FACILITIES TO ALL CITY RESIDENTS IN A MANNER WHICH MAXIMIZES THE USE OF AND PROTECTS INVESTMENTS IN THE EXISTING FACILITIES, AND PROMOTES ORDERLY GROWTH.

OBJECTIVE 1:

Capital improvements will be provided to correct any existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities and equipment, as indicated in the 5 year Schedule of Improvements of this element.

Policy 1.1:

The City shall include all projects identified in the other elements of this plan and determined to be relatively large-scale and high-cost (\$25,000 or greater), as capital improvements of this element.

Policy 1.2: The City shall, as a matter of priority, schedule and seek to fund all capital improvement projects ~~in the 5-year Schedule of Improvements~~ which are designed to correct existing deficiencies listed in any of the elements for two planning periods; one covering at least five years (the 5-year Schedule of Improvements) and one covering at least 10 years.

[Rationale for change: The revised timeframe allows the City a more realistic timetable in which to make substantial changes.]

Policy 1.3:

The Mayor, subject to City Commission approval, shall be responsible for evaluating and ranking priority projects proposed for inclusion in the 5-Year Capital Improvement Program.

[Rationale for change: This better reflects the distribution of authority among the Mayor and Commission.

Policy 1.4:

The Proposed Capital Improvement Program is to be evaluated, updated and ranked annually to reflect planned capital projects and projected revenues that will enable the City to meet its level of service standards. The Capital Improvements Program shall be ranked in order of priority according to the following guidelines:

- a) Whether the project is needed to fulfill the City's commitment to provide facilities and services as outlined in this document.
- b) Whether the project represents a logical extension of existing facilities or services. Both local and as constructed by other agencies.

c) Whether the project increases the efficiency of use of existing facilities, prevents or reduces future improvement cost, or provides services to areas not previously served or eliminates public hazards.

d) Whether the project is financially feasible and or can be achieved by renovation or replacement of existing facilities rather than by a new facility.

Policy 1.5:

The City of Sweetwater shall submit the updated Capital Improvements Element, including the 5-year Capital Improvement Program, to DCA or its successor for compliance review on an annual basis.

[Rationale for change: DCA's name has changed and may change again.]

OBJECTIVE 2

Future development will bear a 100% of the proportionate cost of facilities necessitated by the development in order to maintain adopted LOS standards.

Policy 2.1:

The City shall continue to implement its program for mandatory dedications of Public rights of way adjacent to proposed projects. No building permit shall be issued until the necessary dedications are made.

Policy 2.2:

The City shall continue to require developers of adjacent projects to construct the roadway pavement, drainage and sidewalk improvement required within the adjacent public rights of way, both when the right-of-way has been dedicated by the developer and when it is not.

Policy 2.3:

The City shall continue to enforce the requirement that no project, other than a single family or duplex meeting the septic tank regulations and standards, shall be constructed unless extensions of sanitary sewer lines is constructed simultaneously.

Policy 2.4:

The City shall allow for proportionate fair-share mitigation. The City will adopt by ordinance a methodology for assessing proportionate fair-share mitigation options by 2012-2023.

[Rationale for change: The City is in the process of addressing this Policy.]

OBJECTIVE 3:

The City shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and shall coordinate future development and redevelopment orders with the available or projected fiscal resources to maintain adopted level of service standards.

Policy 3.1:

Prior to issuance of certificates of occupancy, the City shall ensure that all public facilities needed to serve development for which development orders were previously considered.

Policy 3.2:

The City shall adopt a 5-year Capital Improvement Program and Annual Capital Budget as a part of its budgeting process.

Policy 3.3:

The City shall make efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 3.4:

The City of Sweetwater shall ensure that the 5-Year Capital Improvements Plan is financially feasible.

Policy 3.5:

The CIE provides an analysis, updated annually, for the Five-Year Schedule of Improvements timeframe on the projection of the maximum, non-revenue supported, debt. This analysis is based upon the assumptions that growth in real property value is at a rate commensurate with the projections; that the debt coverage ratio is approximately 1:1.12; and that City approved a maximum property tax levy of 10 mils. The City has adopted CIE policies that the programming of funds for capital facilities and programs will not exceed fiscal capacity; that the City shall confine long-term borrowing to capital improvements that cannot be financed on a “pay-as-you-go” basis; and that bonds shall be structured to be paid back within a period not to exceed the expected useful life of the project.

[Rationale for change: The City’s debt-coverage ratio changes annually; as such, it is better to include an approximation, rather than a firm ratio. In addition, 10 mils is the maximum allowable property tax levy for Florida municipalities; the City’s millage rate also changes year by year.]

OBJECTIVE 4:

Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary facilities to support such development at the time needed.

Policy 4.1:

The City shall use the LOS standards adopted by this document in reviewing the impacts of new development and redevelopment upon public facilities. The level of services adopted in each element is hereby incorporated in this policy.

Policy 4.2:

The City shall adopt an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 4.3:

Proposed plan amendments and request for new development or redevelopment shall be evaluated according to the guidelines and level of service standards outlined in this plan.

Policy 4.4:

Within a year after the plan is adopted the City shall develop an ordinance which requires that no development order or development permit may be issued which would eventually result in a reduction of the adopted level of service standards established herein.

Policy 4.5:

Beginning January 1, 2008, the adopted LOS standard for all public schools facilities within and served by the City of Sweetwater is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (with relocatable classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools.

The adopted LOS standard for Magnet Schools is 100% of FISH (with relocatable classrooms), which shall be calculated on a district-wide basis.

Policy 4.6:

Public school facility capacity improvements programmed in the first three years of the Miami-Dade County Public Schools Facilities Work Program shall be counted as available capacity for purposes of concurrency. The necessary public school facilities must be in place or under actual construction within three years after issuance of final site plan approval.

Policy 4.7:

PUBLIC SCHOOL FACILITY MITIGATION: The City in coordination with Miami-Dade County Public Schools shall include proportionate share mitigation methodologies and options for public school facilities in its concurrency management program and the Updated and Restated City of Sweetwater and Miami-Dade County School Board Interlocal Agreement for Public School Facility Planning, consistent with the requirements of Chapter 163, Florida Statutes. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities through Public School Mitigation Agreements that provide for one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank for the right to sell capacity credits.

Policy 4.8:

PUBLIC SCHOOL FACILITIES WORK PROGRAM: Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Public Schools Facilities Work Program, adopted by the Miami-Dade County School Board on September 5, 2007, for the period 2008-2009 through

2013-2014, is incorporated by reference into the City's Capital Improvement Plan, as applicable. The City of Sweetwater shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program to include existing and anticipated facilities for both the 5-year and long-term planning periods, and to ensure that the adopted level of service standard, including interim standards, will continue to be achieved and maintained. The City of Sweetwater, through its updates of the Capital Improvements Element and Program, will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Sweetwater and Miami-Dade County Public Schools will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

CITY OF SWEETWATER CAPITAL IMPROVEMENTS PLAN 2018-2023

PROJECT DESCRIPTION	LOCATION	FUNDING SOURCE	ESTIMATED COST	AMOUNT FUNDED	GOALS OBJECTIVES	ANTICIPATED DATE OF COMPLETION	2017-18					2018-19					2019-20					2020-21					2021-22				
Transportation																															
Repair of Sidewalks	City-Wide	GOB (\$18,781.04), LOGT	\$ 200,000.00	\$ 110,000.00	Safety, Multimodal Transit option	On-going	\$100,000.00					\$100,000.00					\$100,000.00					\$100,000.00					\$100,000.00				
Roadway Improvements, Resurfacing, Repairs, widening and/or building new roads	City-Wide	General Fund, LOGT	\$ 2,500,000.00	\$ 320,000.00	Safety, Minimize damage to vehicles, Multimodal Transit option	On-going	\$500,000.00					\$500,000.00					\$500,000.00					\$500,000.00					\$500,000.00				
109th Avenue Complete Streets project	109 Ave., Between SW 7 Terrace and SW 6 Street	Federal Grant, Impact fees	\$ 1,000,000.00	\$ 200,000.00	Safety, Multimodal Transit option	2020	\$0.00					\$0.00					\$200,000.00					\$0.00					\$0.00				
Public Facilities																															
City Hall/Parking Garage	SW 109 Ave; between 5th and 6 Streets	TBD (Possible P3 combo of private and public funding)	N/A	N/A	Meet parking demand in University City District	Conceptual Stage	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Re-paint Senior Center	10600 SW 4 Street	Private donation	\$ 2,000.00	\$ 2,000.00	Improve Appearance of facility	Summer 2018	\$2,000.00					\$0.00					\$0.00					\$0.00					\$0.00				
Drainage																															
Phase IIB North Drainage Project (Remaining portion)	SW 4 St to Flagler; 112 Ave to 109 Ave	Local, State & Federal Grants	\$ 750,000.00	\$ 796,589.00	To mitigate severe flooding	Summer 2018	\$786,589.00					\$0.00					\$0.00					\$0.00					\$0.00				
Sweetwater North Drainage Project	NW 14 Street to NW 25 St; 107 Ave to 112 Ave	City General Fund, Local, State & Federal Grants	\$9 million	\$ 700,000.00	To mitigate severe flooding	Conceptual Stage	\$550,000.00					\$550,000.00					\$550,000.00					\$550,000.00					\$550,000.00				
Parks, Recreation and Open Space																															
Carlow Park Improvements	10600 SW 4 Street	City General Fund State Grants	\$ 50,000.00	\$ -	Improve Parks, augment quality of life		\$10,000.00					\$10,000.00					\$10,000.00					\$10,000.00					\$10,000.00				
Linear Park Improvements	SW 7 Terrace between 107 ave and 117 ave	City General Fund State Grant	\$ 50,000.00	\$ -	Improve Parks, augment quality of life		\$2,000.00					\$2,000.00					\$2,000.00					\$2,000.00					\$2,000.00				
Creation of New Park - West side of 109 Avenue on SW 7 Terrace	Developer & Impact Fees	Private Sector, Impact fees	\$ 400,000.00	\$ -	Improve Parks, augment quality of life, add new parks/recreational space	Spring 2020	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Bike Path Creation	City-wide	Grants, Impact fees	N/A	N/A	Improve Parks, augment quality of life, add new parks/recreational space	Conceptual Stage	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Park(s)/Open Spaces along 107 Avenue	SW 107 Ave between SW 7 Terrace and Flagler Street	City general fund & Impact fees, Grants	\$3,000,000	N/A	Improve Parks, augment quality of life, add new parks/recreational space	Conceptual Stage	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				
Brothers to the Rescue Plaza	109 Ave. & SW 7 Terrace Eastside	Impact & concurrency fees	\$ 400,000.00	\$ 400,000.00	Improve Parks, augment quality of life, add new parks/recreational space	Spring 2020	\$0.00					\$400,000.00					\$0.00					\$0.00					\$0.00				
Urban Forestry																															
Trees Project	City-wide	Neat Streets Matching Grant Program	\$ 50,000.00	\$ 20,000.00	Create shaded walkways, increase oxygen supply,	On-going	\$20,000.00					\$0.00					\$0.00					\$0.00					\$0.00				
Install new Bus Shelters/Benches	City-wide	Private - company revenue	N/A	N/A	Augment transit use, improve quality & increase amount of shelters & benches	Spring 2019	\$0.00					\$0.00					\$0.00					\$0.00					\$0.00				

Table of Revenue Sources, 2010-2015

PROJECT		PROJECT DESCRIPTION	FUNDING AGENCY NAME	DOLLAR AMOUNT*
PROJECT START DATE				ESTIMATED PROJECT END DATE
City of Sweetwater Roadway Improvements at Various Locations		Resurfacing of Roads, sidewalk repairs, landscaping and ADA ramps;	TCSP (Federal Funding), but administered through local FDOT.	\$428,000.00 2011 2012
City of Sweetwater Improvements		Resurfacing of Roads sidewalk repairs, landscaping and ADA ramps - Engineering/Planning	TCSP (Federal Funding), but administered through local FDOT.	\$39,754.00 2011 2012
Drainage Improvements Phase 2		Drainage Improvements that include: design, permitting, installation of stormwater pump stations, installation of a stormwater collection and transmission system including catch basins junction boxes, stormwater force main, and appurtenances between S.W. 107 Avenue and S.W. 109 Avenue.	Management Agency (F.E.M.A.); Community Development Block Grant (C.D.B.G.); Environmental Protection Agency (E.P.A.); Department of	\$7,400,000.00 2010 2011

Drainage Improvements □□□ Phase 4	Drainage Improvements that include: design, permitting, installation of stormwater pump stations; installation of a stormwater collection and transmission system including catch basins, junction boxes, stormwater force main, and appurtenances between S.W. 112 Avenue and S.W. 117 Avenue. Expand space and service capacity through acquiring a lot and building adjacent to Sweetwater City Hall. This lot and building will provide parking for city cars, space to accommodate the city's generators and additional office space.	Federal Emergency Management Agency (F.E.M.A.); Department of Environmental Protection (D.E.P.); Miami-Dade General Obligations Bond (G.O.B.); Miami-Dade County General Obligations Bond (G.O.B.)	\$5,800,000.00	2011	2012
City Hall Expansion			\$400,000.00	2010	2010
Mas Canosa Youth Center and Ronselli Park Improvements	Several improvements and repairs to the city's main Youth Center and to the surrounding parks addition of new equipment like bleachers, baseball field lighting and water fountains. Improvements to existing building such as re-roofing, painting, remodeling and ADA compliance of bathrooms and improvements to the parking areas and sidewalks. Park improvements include the Funding for capital improvements in City's parks	Miami-Dade County — General Obligations — Bond (G.O.B.) Miami-Dade County Safe-Neighborhood Parks — (SNP) Funding	\$500,000.00	2010	2011
Mas Canosa Youth Center and Ronselli Park			\$53,700.00	2010	2011

Transit—and Transportation Services—and Improvements	Local tax funds city transit and transportation. Includes funding for city circulators that transport residents free of charges; improvements to streets and sidewalks.	Miami-Dade County Local Gas Option Tax	\$402,492 (2010); \$408,529 (2011); \$416,700 (2012); \$439,618 (2013); \$463,797 (2014); \$489,306 (2015).	2010-2015 (To be delivered on a yearly basis; funding recurring)	2010-2015 (To be delivered on a yearly basis; funding recurring)
Traffic Calming	Traffic calming and roadway improvements, the construction of circles and brick pavers along two of the city's main avenues: S.W. 109th Avenue and S.W. 114 Avenue	ARRA Stimulus	\$181,000 (114 Avenue) and	2009-2010	2010-2015
New Park	Sweetwater is seeking funding to build a small park on an abandoned City-owned property.		\$322,361 (109th Avenue)	2010-2015	2010-2015

Five-Year Schedule of Capital Improvements, 2010-2015

Project Name	Project Description	FY 2010-2011	FY '11-'12	FY '12-'13	FY '13-'14	FY '14-'15	Total Project Cost
Transportation							
Roadway Improvements	Resurfacing of Roads, sidewalk repairs, landscaping and ADA ramps.	\$142,666	\$142,666	\$142,666	-	-	\$428,000
Roadway Improvements	Resurfacing Engineering/Planning	\$13,251	\$13,251	\$13,251	-	-	\$39,754
Traffic Calming	Traffic-calming and roadway improvements, the construction of circles and brick pavers along two of the City's main avenues: S.W. 109th Avenue and S.W. 111th Avenue	\$503,361	-	-	-	-	\$503,361
Transit and Transportation Services and Improvements	Local tax funds city transit and transportation. Includes funding for city circulators that transport residents free of charges, improvements to streets and sidewalks.	\$405,511	\$412,615	\$428,159	\$451,708	\$476,552	\$2,174,543

Recreation and Open Space									
New Park	Sweetwater is seeking funding to build a small park on unused City owned property.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park Improvements	Several improvements and repairs to the City's main Youth Center	\$110,740	\$110,740	\$110,740	\$110,740	\$110,740	\$110,740	\$110,740	\$553,700
Storm Drainage									
Drainage Improvements	Drainage Improvements that	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	\$4,400,000	<input type="checkbox"/>	<input type="checkbox"/>	\$13,200,000
	include: design, permitting, installation of stormwater pump stations, installation of a stormwater collection and transmission system including catch basins, junction boxes, stormwater force main, and appurtenances, various locations.								

*Project names can be matched to City of Sweetwater Table of Revenue Sources, 2010-2015 to find sources of project funding.

PUBLIC EDUCATIONAL FACILITIES ELEMENT GOALS, OBJECTIVES AND POLICES

GOAL:

DEVELOP, OPERATE, AND MAINTAIN A SYSTEM OF PUBLIC EDUCATION BY MIAMI-DADE COUNTY PUBLIC SCHOOLS, IN COOPERATION WITH THE CITY AND OTHER APPROPRIATE GOVERNMENTAL AGENCIES, WHICH WILL STRIVE TO IMPROVE THE QUALITY AND QUANTITY OF PUBLIC EDUCATIONAL FACILITIES AVAILABLE TO THE CITIZENS OF THE CITY OF SWEETWATER AND MIAMI-DADE COUNTY, FLORIDA.

OBJECTIVE 1:

Promote towards the reduction of the overcrowding which currently exists in the Miami-Dade County Public Schools, while striving to attain an optimum level of service pursuant to

OBJECTIVE 2:

Provide additional solutions to overcrowding so that public school enrollment in the City of Sweetwater will meet state requirements for class size ~~by September 1, 2010~~ by 2023.

Policy 1.1:

Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide new student stations through the Capital Outlay program, in so far as funding is available.

Policy 1.2:

~~Collect impact fees from new development for transfer to Miami-Dade County Public Schools to offset the impacts of these additional students on the capital facilities of the school system.~~

[Rationale for change: These fees are collected by Miami-Dade County Public Schools, not the city.]

Policy 1.3:

Coordinate with Miami-Dade County Public Schools in their efforts to develop and implement alternative educational facilities, such as primary learning centers, which can be constructed on small parcels of land and relieve overcrowding at elementary schools, in so far as funding and rules permit.

Policy 1.4:

Coordinate with Miami-Dade County Public Schools in their efforts to provide public school facilities to the students of Miami-Dade County, which operate at optimum capacity, in so far as funding available. Operational alternatives may be developed and implemented, where appropriate, which mitigate the impacts of overcrowding while maintaining the instructional integrity of the educational program.

Policy 1.5:

Coordinate with Miami-Dade County Public Schools in their efforts to maintain and/or improve the established level of service (LOS), for Public Educational Facilities, as established for the purposes of school concurrency.

Policy 1.6:

Miami-Dade County Public Schools' comments shall be sought and considered on residential comprehensive plan and zoning amendments which could impact the school district, to be consistent with the terms of the state mandated Interlocal Agreement pursuant to Sections 1013.33 and 163.31777, Florida Statutes.

Policy 1.7:

Capital improvement programming by Miami-Dade Public Schools shall be based on future enrollment projections and demographic shifts and targeted to enhance the effectiveness of the learning environment. The future enrollment projections shall utilize student population projections based on information produced by the demographic, revenue, and education estimating conferences pursuant to Section 216.136, Florida Statutes, where available, as modified by Miami-Dade County Public Schools based on development data and agreement with the local governments, the State Office of Educational Facilities and the State SMART Schools Clearinghouse. Miami-Dade County Public Schools may request adjustment to the estimating conferences' projections to reflect actual enrollment and development trends. In formulating such a request, Miami-Dade County Public Schools shall coordinate with the Cities and County regarding development trends and future population projections.

Policy 1.8:

Coordinate with Miami-Dade County Public Schools and applicable local governments through the Staff Working Group of the Interlocal Agreement to review annually necessary revisions to the Educational Element and school enrollment projections.

OBJECTIVE 2:

Coordinate new residential development with the future availability of public school facilities consistent with the adopted level of service standards for public school concurrency, to ensure the inclusion of those projects necessary to address existing deficiencies in the 5 year schedule of capital improvements, and meet future needs based upon achieving and maintaining the adopted level of service standards throughout the planning period.

Policy 2.1:

Beginning January 1, 2008, the adopted level of service (LOS) standard for all public school facilities within and served by the City of Sweetwater is 100% utilization of Florida Inventory of School Houses (FISH) Capacity (With Relocatable Classrooms). This LOS standard, except for magnet schools, shall be applicable in each public school concurrency service area (CSA), defined as the public school attendance boundary established by Miami-Dade County Public Schools. The adopted LOS standard for Magnet Schools is 100% of FISH (With Relocatable Classrooms), which shall be calculated on a district wide basis.

Policy 2.2:

It is the goal of Miami-Dade County Public Schools and the City for all public school facilities to achieve 100% utilization of Permanent FISH (No Relocatable Classrooms) capacity by January 1, 2018. To help achieve the desired 100% utilization of Permanent FISH by 2018, Miami-Dade County Public Schools should continue to decrease the number of relocatable classrooms over time. Public school facilities that achieve 100% utilization of Permanent FISH capacity should, to the extent possible, no longer utilize relocatable classrooms, except as an operational solution to achieve the level of service standard during replacement, remodeling, renovation or expansion of a public school facility. By December 2010, the City in coordination with Miami-Dade County Public Schools will assess the viability of modifying the adopted LOS standard to 100% utilization of Permanent FISH (no relocatable classrooms) for all Concurrency Service Areas (CSAs).

Policy 2.3:

In the event the adopted LOS standard of a CSA cannot be met as a result of a proposed development's impact, the development may proceed, provided at least one of the following options is satisfied:

- a) The development's impact can be shifted to one or more contiguous CSAs that have available capacity and is located, either in whole or in part, within the same Miami-Dade County Public Schools designated geographic areas (Northwest, Northeast, Southwest, or Southeast) as the proposed development; or,
- b) The development's impact is mitigated, proportionate to the demand for public schools it created, pursuant to a Proportionate Share Mitigation Agreement through a combination of one or more appropriate proportionate share mitigation options, as defined in Section 163.3180 (13)(e)1, Florida Statutes, as amended. The intent of these options is to provide for the mitigation of residential development impacts on public school facilities, guaranteed by a legal binding agreement, through mechanisms that include, one or more of the following: (1) contribution of land; (2) the construction, expansion, or payment for land acquisition or construction of a permanent public school facility; or (3) the creation of a mitigation bank based on the construction of a permanent public school facility in exchange for the right to sell capacity credits. The Proportionate Share Mitigation Agreement is subject to approval by Miami-Dade County Public Schools and the City of Sweetwater City Commission and must be identified in the Miami-Dade County Public Schools Facilities Work Program; or,
- c) The development's impacts are phased to occur when sufficient capacity will be available.

If none of the above conditions is met, the development shall not be approved.

Policy 2.4:

Concurrency Service Areas (CSAs) shall be delineated to: 1) maximize capacity utilization of the facility; 2) limit maximum travel times and reduce transportation costs; 3) acknowledge the effect of court approved desegregation plans; 4) achieve socio economic, racial, cultural and diversity objectives; and 5) achieve other relevant objectives as determined by Miami-Dade County Public Schools' policy on maximization of capacity. Periodic adjustments to the

boundary or area of a CSA may be made by Miami-Dade County Public Schools to achieve the above stated factors. Other potential amendments to the CSAs shall be considered annually at the Staff Working Group meeting to take place each year no later than April 30 or October 31, consistent with Section 9 of the Interlocal Agreement for Public School Facility Planning.

Policy 2.5:

Ensure, via the implementation of the concurrency management system and Miami-Dade County Public School Facilities Work Program for educational facilities, that existing deficiencies are addressed and the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards throughout the planning period in the 5 year schedule of capital improvements.

Policy 2.6:

Miami-Dade County Public Schools will provide the City with a copy of its Facilities Work Program annually, pursuant to the timeframes established in the Interlocal Agreement.

Policy 2.7:

Pursuant to Chapter 163, Florida Statutes, the Miami-Dade County Public Schools 5 Year District Facilities Work Program developed by Miami-Dade Public Schools and adopted by the Miami-Dade County School Board on September 5, 2007, is incorporated by reference into the City's Capital Improvement Plan, as applicable.

The City of Sweetwater shall coordinate with Miami-Dade County Public Schools to annually update its Facilities Work Program and/or concurrency service area maps to include existing and anticipated facilities for both the 5 year and long term planning periods, and to ensure that the adopted level of service standard will continue to be achieved and maintained. The City of Sweetwater, through its annual updates of the 5 year Capital Improvements Element and Program will incorporate by reference the latest adopted Miami-Dade County Public Schools Facilities Work Program for educational facilities. The City of Sweetwater, Miami-Dade County Public Schools, and other local governments will coordinate their planning efforts prior to and during the City's Comprehensive Land Use Plan amendment process, and during updates to the Miami-Dade County Public Schools Facilities Work Program. The Miami-Dade County Public Schools Facilities Work Program will be evaluated on an annual basis to ensure that the level of service standards will continue to be achieved and maintained throughout the planning period.

OBJECTIVE 3:

Obtain suitable sites for the development and expansion of public education facilities.

Policy 3.1:

Where possible, Miami-Dade County Public Schools should seek sites for future educational facility development which are adjacent to existing or planned public recreation areas, community centers, libraries, or other compatible civic uses for the purpose of encouraging joint use facilities or the creation of logical focal points for community activity.

Policy 3.2:

When selecting a site, Miami-Dade County Public Schools will consider if the site meets the minimum size criteria as recommended by the State Department of Education or as determined to be necessary for an effective educational environment.

Policy 3.3:

When considering a site for possible use as an educational facility, Miami-Dade County Public Schools will review the adequacy and proximity of other public facilities and services necessary to the site such as roadway access, transportation, fire flow and portable water, sanitary sewers, drainage, solid waste, police and fire services, and means by which to ensure safe access to schools, including sidewalks, bicycle paths, turn lanes, and signalization.

Policy 3.4:

When considering a site for possible use as an educational facility Miami Dade County Public Schools will consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

Policy 3.5:

Coordinate with Miami-Dade County Public Schools in the potential use of appropriate public schools as emergency shelters as necessary during emergencies.

Policy 3.6:

In furtherance of Objective 3 and its associated policies, the City shall encourage Miami-Dade County Public Schools to submit proposed site plans for public school facilities in the City of Sweetwater to the City for its review and comment.

Policy 3.7:

Maps indicating the current and future public school and ancillary facility locations over the planning period (2008 through 2013) shall be included and updated as needed in the CLUP data and analysis.

OBJECTIVE 4:

Coordinate with Miami-Dade County Public Schools towards minimizing and mitigating adverse impacts of public school facilities on the surrounding communities, particularly as it relates to traffic, infrastructure, landscaping, operational activities, security, and aesthetics.

Policy 4.1:

Coordinate with Miami-Dade County Public Schools and other adjoining jurisdictions and agencies in the development of policies and procedures that address the adverse impacts of existing and new public school facilities on the surrounding communities.

Policy 4.2:

Miami-Dade County Public Schools shall develop and operate all of its public school facilities within the framework of the City's established land use regulations, processes, and procedures.

Policy 4.3:

In furtherance of Objective 4 and its associated policies, the City shall encourage Miami Dade County Public Schools to submit proposed site plans for public school facilities in the City of Sweetwater to the City for its review and comment.

OBJECTIVE 5:

Miami-Dade County Public Schools, in conjunction with the City and other appropriate agencies, will strive to improve security and safety for students and staff.

Policy 5.1:

Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the incidence of violence, weapons and vandalism on school campuses. Encourage the design of facilities, which do not encourage criminal behavior and provide clear sight lines from the street.

Policy 5.2:

Coordinate with Miami-Dade County Public Schools to develop and/or implement programs and policies designed to reduce the number of incidents related to hazardous conditions as reported by the Environmental Protection Agency (EPA), the fire marshal, the State Department of Education (DOE), and other appropriate sources.

Policy 5.3:

Coordinate with Miami-Dade County Public Schools to provide for the availability of alternative programs for at-risk students at appropriate public educational facilities.

Policy 5.4:

Coordinate with Miami-Dade County Public Schools and other appropriate agencies to provide for pedestrian and traffic safety in the area of schools, and signalization for educational facilities.

Policy 5.5:

Coordinate with Miami-Dade County Public Schools' Division of School Police and other law enforcement agencies, where appropriate, to improve and provide for a secure learning environment in the public schools and their vicinity.

OBJECTIVE 6:

Develop programs and opportunities to bring the schools and community closer together.

Policy 6.1:

Coordinate with Miami-Dade County Public Schools in their efforts to provide "full service" schools, parent resource centers, adult and community schools and programs as appropriate.

Policy 6.2:

Coordinate with Miami-Dade County Public Schools in their efforts to continue to provide opportunities for community and business leaders to serve on committees and task forces, which relate to the development of improved provision of public educational facilities.

Policy 6.3:

Coordinate with Miami-Dade County Public Schools to continue to work with the development industry to encourage partnerships in the provision of sites and educational facilities including early childhood centers.

Policy 6.4:

Coordinate with Miami-Dade County Public Schools through agreement with appropriate agencies to increase medical, psychological, and social services for children and their families as appropriate.

OBJECTIVE 7:

Miami-Dade County Public Schools will continue to enhance effectiveness of the learning environment.

Policy 7.1:

Miami-Dade County Public Schools is encouraged to continue the design and construction of educational facilities which create the perception of feeling welcome, secure and positive about the students' school environment and experiences.

Policy 7.2:

Miami-Dade County Public Schools is encouraged to continue to design and construct facilities which better provide student access to technology designed to improve learning, such as updated media centers and science laboratories.

Policy 7.3:

Miami-Dade County Public Schools is encouraged to continue to improve existing educational facilities, in so far as funding is available, through renovation and expansion to better accommodate increasing enrollment, new educational programs and other activities, both curricular and extra-curricular.

OBJECTIVE 8:

Miami-Dade County Public Schools, the City, and other appropriate jurisdictions shall establish and implement mechanism(s) for on-going coordination and communication, to ensure the adequate provision, compatibility, and quality of public educational facilities.

Policy 8.1

Coordinate with Miami-Dade County Public Schools, the State, and other appropriate jurisdictions and agencies to develop or modify rules and regulations in order to simplify and expedite proposed new educational facility developments and renovations.

Policy 8.2:

The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.

Policy 8.3:

Miami-Dade County Public Schools will coordinate school capital improvement plans with the planned capital improvement projects of the City and other jurisdictions and agencies.

Policy 8.4:

Coordinate with Miami-Dade County Public Schools in their efforts to ensure that they are not obligated to pay for off-site infrastructure in excess of their fair share of the costs.

Policy 8.5:

Miami-Dade County Public Schools shall periodically review the Educational Facilities Impact Fee Ordinance to strive to ensure that the full eligible capital costs associated with the development of public school capacity (new schools and expansion of existing ones) are identified when updating the impact fee structure. Pursuant to the terms of the state mandated Interlocal Agreement, Miami-Dade County Public Schools shall annually review the Ordinance, its formula, the Educational Facilities Impact Fee methodology and technical report, in order to make recommendations for revisions to the Miami-Dade County Board of County Commissioners.

Policy 8.6:

Coordinate with Miami-Dade County Public Schools in the annual review of the City's Educational Element, and make amendments as necessary, pursuant to Florida Statutes, the Interlocal Agreement and other objectives and policies herein.

Policy 8.7:

Coordinate with Miami-Dade County Public Schools in formalizing criteria for appropriate sharing of responsibility for required off site facility improvements attributable to construction of new public schools or expansion of existing ones. The criteria should be prepared prior to the next full review of the School Impact Fee Ordinance.

Policy 8.8:

Coordinate with Miami-Dade County Public Schools and other jurisdictions and agencies as appropriate to eliminate infrastructure deficiencies surrounding existing school sites.

Policy 8.9:

Coordinate with Miami-Dade County Public Schools to ensure the availability of adequate sites for the required educational facilities.

Policy 8.10:

Coordinate with Miami-Dade County Public Schools as to the appropriate roles and responsibilities of affected governmental jurisdictions in ensuring the timely, orderly and efficient provision of adequate educational facilities.

Policy 8.11:

Account for the infrastructure needs of new, planned or expanded educational facilities when formulating and implementing its own capital improvement plans.

OBJECTIVE 9:

Monitor, evaluate, and implement public school related provisions in the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Policy 9.1:

Coordinate with Miami-Dade County Public Schools with reference to the monitoring, evaluation, and implementation of the Educational Element, Intergovernmental Coordination Element, and Capital Improvements Element, in accordance with Florida Statutes and the Interlocal Agreement.



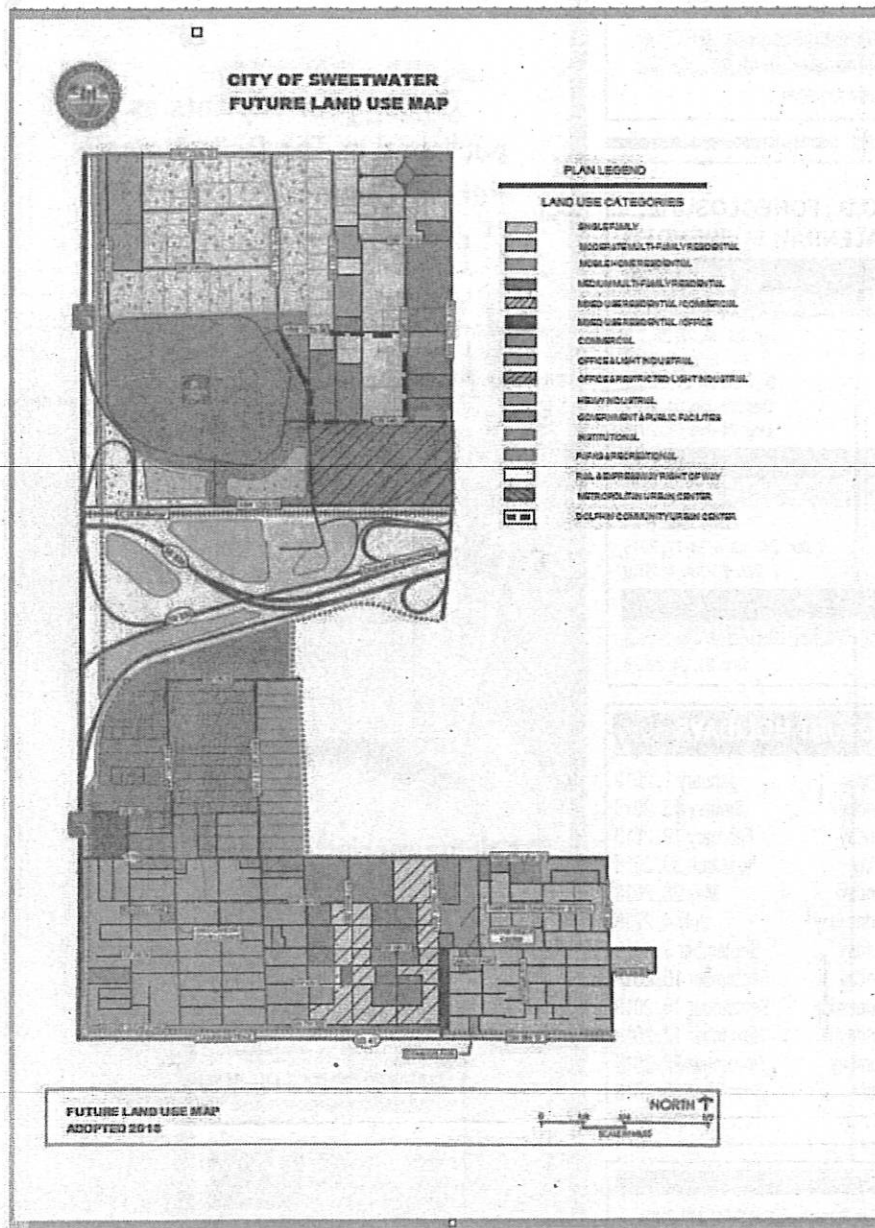
**CITY OF SWEETWATER
NOTICE OF PUBLIC HEARING
TO CONSIDER A TEXT AND
A FUTURE LAND USE MAP AMENMENT
TO THE CITY'S COMPREHENSIVE MASTER PLAN**

There will be a Public Hearing before the City Commission of the City of Sweetwater sitting as the Local Planning Agency (LPA) **Wednesday, December 12, 2018 at 7:45 p.m.** at the City of Sweetwater Commission Chambers located at 500 SW 109 Avenue, Sweetwater, Florida, to update the City's Comprehensive Master Plan (CMP), including updates to each of the CMP's Elements: Future Land Use, Housing, Transportation, Sanitary Sewers, Solid Waste, Storm Drainage, Potable Water, Natural Groundwater, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, and Public Educational Facilities, as well as to include a new Economic Development Element.

This meeting will be followed at 8:00 pm by a public hearing at the same location before the City Commission of the City of Sweetwater sitting as the City Commission to deal with the same agenda item listed below:

RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF SWEETWATER RECOMMENDING/NOT RECOMMENDING THE CITY COMMISSION GRANT A REQUEST TO AMEND THE CITY'S COMPREHENSIVE MASTER PLAN TO INCORPORATE NEW TEXT INTO EACH ELEMENT OF THE PLAN AS WELL AS AN ECONOMIC DEVELOPMENT ELEMENT; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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OBJECTIONS AND WAIVERS OF OBJECTIONS MAY BE MADE IN PERSON AT THE HEARING OR FILED IN WRITING PRIOR TO THE HEARING DATE, IF FURTHER INFORMATION IS DESIRED, CALL 305-221-0411.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPONWHICH THE APPEAL IS TO BE BASED (SEC.286.0105, FLORIDA STATUTES).

PERSONS WHO NEED ACCOMODATION IN ORDER TO ATTEND OR PARTICIPATE IN THIS MEETING SHOULD CONTACT CITY CLERK'S OFFICE AT 305-221-0411 BY NOON THE MONDAY PRIOR TO THE MEETING IN ORDER TO REQUEST SUCH ASSISTANCE.
(AMERICAN WITH DISABILITIES ACT).

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